

# \$224,900 - 340 301 Clareview Station Drive, Edmonton

MLS® #E4425171

## \$224,900

2 Bedroom, 2.00 Bathroom, 879 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This spacious and bright third-floor condo offers the perfect blend of comfort and convenience, featuring two bedrooms and two full bathrooms. Ideally situated just a short walk from the LRT Station, this home is an excellent opportunity for first-time buyers or savvy investors. The open-concept living room is flooded with natural light, with patio doors leading to a balcony—perfect for relaxing or enjoying a morning coffee. The kitchen is a standout, offering sleek stainless steel appliances and stylish white cabinets. The adjacent dining area provides ample space for gatherings and everyday meals. The generously sized primary bedroom comes with a private 4-piece ensuite. For added convenience, this unit also includes in-suite laundry. You'll enjoy the added benefit of one titled underground parking stall.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425171  |
| Price          | \$224,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 879       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 340 301 Clareview Station Drive |
| Area        | Edmonton                        |
| Subdivision | Clareview Town Centre           |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 0J4                         |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Intercom, Party Room, Security Door |
| Parking   | Underground                                                                |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                     |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 11th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 50      |
| Zoning         | Zone 35 |
| Condo Fee      | \$461   |

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Listing information last updated on April 30th, 2025 at 5:47pm MDT