

# **\$174,900 - 2206 320 Clareview Station Drive, Edmonton**

MLS® #E4435534

**\$174,900**

2 Bedroom, 2.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this second floor condo that checks all the boxes! Featuring 2 spacious bedrooms, 2 baths, and not one, but two outdoor titled parking stalls so you'll never fight over parking again! The open-concept floor plan offers a large living room with balcony access, perfect for morning coffee or evening relaxation. The kitchen provides ample cabinetry and a nice island for all your culinary adventures. The primary bedroom features 2 closets and a 4-piece ensuite. Plus, in-suite laundry means you can say goodbye to the laundromat. This condo is conveniently located just a short stroll from the LRT, shopping, and quick access to Manning Dr and the Anthony Henday. Additionally, you can save the cost of a monthly gym membership as the building has a well-appointed exercise room. This unit is ideal for first-time buyers or savvy investors looking for affordability without compromise. Don't sleep on this property and the opportunity it offers, this one will go quickly!

Built in 2007

## **Essential Information**

MLS® # E4435534

Price \$174,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	2206 320 Clareview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E5

### Amenities

Amenities	Exercise Room, Parking-Visitor, Patio
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 35
Condo Fee	\$452

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