

# **\$194,000 - 335 301 Clareview Station Drive, Edmonton**

MLS® #E4436377

**\$194,000**

2 Bedroom, 2.00 Bathroom, 857 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This beautiful completely renovated 2 bedroom, 2 bathroom condo offers a spacious open-concept layout designed for modern living. The large kitchen features stylish cabinetry, an island and ample storage. The bright and open living and dining areas lead onto a patio with a gas BBQ hook-up. The primary bedroom includes a generous walk-through closet and a private 4-piece en-suite, while the convenient front flex space provides options for a home office or extra storage. The unit also features in-suite laundry with washer and dryer, and comes with a heated underground titled parking stall. Ideally located just steps to the LRT, The Clareview Rec Centre, shopping, this home offers both comfort and convenience in one.

Built in 2006

## **Essential Information**

MLS® #	E4436377
Price	\$194,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	857
Acres	0.00
Year Built	2006



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	335 301 Clareview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0J4

### Amenities

Amenities	Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplaces	None
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Sifton School
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Middle	John D. Bracco School
High	Eastglen School

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	117
Zoning	Zone 35
Condo Fee	\$443

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Listing information last updated on September 7th, 2025 at 2:02pm MDT