# \$195,000 - 404 309 Clareview Station Drive, Edmonton

MLS® #E4446291

### \$195,000

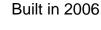
2 Bedroom, 2.00 Bathroom, 852 sqft Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

TOP-FLOOR 2-bedroom, 2-bathroom condo in a prime location near major shopping centres, transit, and amenities. This bright and spacious unit features an open-concept layout, in-suite laundry, and a private balcony. Enjoy the convenience of two underground titled parking stalls and a functional kitchen with plenty of cabinet space. The primary bedroom includes a full ensuite and walk-through closet. Perfect for first-time buyers, downsizers, or investors.







## **Essential Information**

MLS® #	E4446291
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	852
Acres	0.00
Year Built	2006
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## **Community Information**

Address	404 309 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, Detectors Smoke, No Smoking Home	
Parking	Underground	
Interior		
Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric	
Heating	Baseboard, Natural Gas	
# of Stories	4	
Stories	4	
Has Basement	Yes	
Basement	None, No Basement	
Exterior		
Exterior	Wood, Vinyl	
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby	
Roof	Asphalt Shingles	
Construction	Wood, Vinyl	
Foundation	Concrete Perimeter	

## **Additional Information**

Date Listed	July 7th, 2025
Days on Market	30
Zoning	Zone 35
Condo Fee	\$469

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Listing information last updated on August 6th, 2025 at 5:47pm MDT