

## \$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

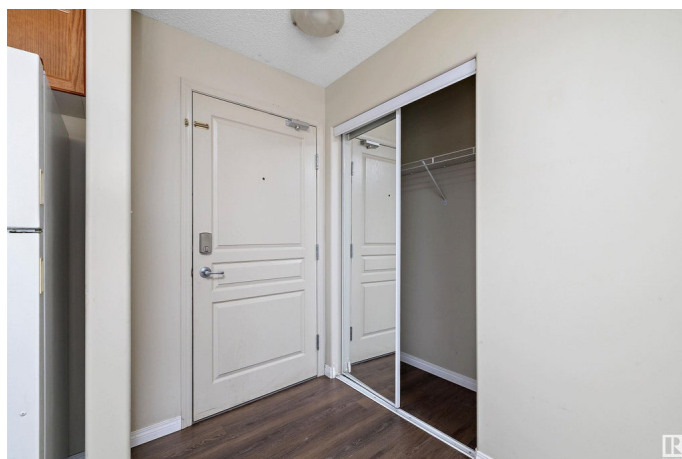
TOP-FLOOR 2-bedroom, 2-bathroom condo in a prime location near major shopping centres, transit, and amenities. This bright and spacious unit features an open-concept layout, in-suite laundry, and a private balcony. Enjoy the convenience of two underground titled parking stalls and a functional kitchen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

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4446291               |
| Price          | \$195,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 852                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | 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 | 26             |
| Zoning         | Zone 35        |
| Condo Fee      | \$469          |

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Listing information last updated on August 2nd, 2025 at 12:02pm MDT