

\$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	53
Zoning	Zone 35
Condo Fee	\$461

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 11:32am MDT