

## **\$189,900 - 1124 330 Clareview Station Drive, Edmonton**

MLS® #E4431095

**\$189,900**

2 Bedroom, 2.00 Bathroom, 834 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this main floor beautifully updated 2-bedroom, 2-bath condo offering the perfect blend of comfort, style, and convenience. Step into an open-concept living space featuring modern flooring throughout and plenty of natural light, ideal for both relaxing and entertaining. The kitchen flows seamlessly into the dining and living areas, creating a spacious and inviting atmosphere. The primary bedroom boasts a walk-through closet and private ensuite, while the second bedroom is perfect for guests, a home office, or growing families. Enjoy the added benefit of two titled parking stalls, a rare find! Located just steps from the LRT and public transit, commuting is a breeze. You'll also love being close to shopping centers, schools, parks, and all essential amenities. Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes. Don't miss your chance to own this stylish, move-in ready condo in a prime location!

Built in 2007

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4431095  |
| Price     | \$189,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 834                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1124 330 Clareview Station Drive |
| Area        | Edmonton                         |
| Subdivision | Clareview Town Centre            |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T5Y 0E6                          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Secured Parking, Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | 2 Outdoor Stalls  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, 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, Stone, Vinyl   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 62               |
| Zoning         | Zone 35          |
| Condo Fee      | \$452            |

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Listing information last updated on June 17th, 2025 at 6:47pm MDT