

## \$174,900 - 330 Clairview Station Drive, Edmonton

MLS® #E4441877

**\$174,900**

2 Bedroom, 2.00 Bathroom, 815 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Step into COMFORT and CONVENIENCE with this GROUND FLOOR 2 BED, 2 BATH condo—perfect for FIRST-TIME BUYERS or INVESTORS. The OPEN-CONCEPT layout features a FUNCTIONAL KITCHEN with an ISLAND and PLENTY OF STORAGE, flowing into a COZY LIVING ROOM and a COVERED PATIO—great for morning coffee, BBQs, or enjoying a little outdoor space to unwind. The PRIMARY SUITE offers a 4-PC ENSUITE and a WALK-THROUGH CLOSET youâ€™ll love. A second bedroom and full bath provide flexibility for ROOMMATES, GUESTS, or a HOME OFFICE. Enjoy the added perks of IN-SUITE LAUNDRY, EXTRA STORAGE, and a TITLED PARKING STALL. All this just STEPS from the LRT, RESTAURANTS, SHOPPING, and with QUICK ACCESS to the HENDAY. Condo fees include HEAT, WATER, and use of the FITNESS ROOM—making this an EASY, AFFORDABLE choice for low-maintenance living.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441877  |
| Price     | \$174,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 815                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

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

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Exercise Room, Exterior Walls- 2"x6", Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall   |

### 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 | Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                4  
Zoning                              Zone 35  
Condo Fee                        \$442

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