

# **\$175,000 - 109 309 Clareview Station Drive, Edmonton**

MLS® #E4432258

**\$175,000**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this spacious and functional main floor condo offering 2 bedrooms, 2 full bathrooms, and a versatile den/storage roomâ€”perfect for a home office or extra storage. The open-concept floorplan creates a seamless flow for daily living and entertaining alike. A rare feature youâ€™ll love: the A/C hookup in the primary bedroomâ€”ideal for warm summer nights! This unit also comes with TWO titled parking stalls, a major bonus in the area. Located just minutes from the LRT, public transit, shopping, Costco, and other everyday essentials, this condo is perfect for anyone seeking comfort and convenience. Whether you're a first-time buyer or a savvy investor, this is a fantastic opportunity to build equity. Plus, there's already a reliable long-term tenant in place who would love to stayâ€”making this a true turnkey investment. Donâ€™t miss your chance to own this well-located and well-appointed condo.

Built in 2006

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4432258  |
| Price      | \$175,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 849                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 109 309 Clareview Station Drive |
| Area        | Edmonton                        |
| Subdivision | Clareview Town Centre           |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 0C5                         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Closet Organizers, Exercise Room, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite |
| Parking Spaces | 2   |
| Parking        | Stall, 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, See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Airport Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 35          |
| Condo Fee      | \$469            |

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Listing information last updated on May 1st, 2025 at 2:02pm MDT