# \$199,900 - 118 309 Clareview Station Drive, Edmonton

MLS® #E4438141

#### \$199,900

2 Bedroom, 2.00 Bathroom, 820 sqft Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

WELCOME HOME, to this fabulous upgraded 2 Bed, 2 Bath, main floor unit. Featuring New Black Stainless appliances, new counter tops, new Kitchen sink and faucet, Vinyl plank flooring, secluded Patio with privacy screens. This home has been recently painted throughout. Close to everything you need, just steps to LRT, walking distance to schools, shopping and recreation facilities. Luxury window coverings on the large windows that flood the unit with Natural light, underground parking for those long winters. Building has a great main floor workout room.

Built in 2006

#### **Essential Information**

MLS® # E4438141

Price \$199,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 820

Acres 0.00

Year Built 2006

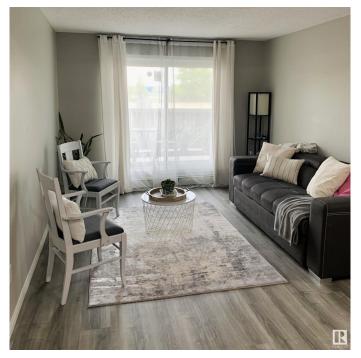
Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active





# **Community Information**

Address 118 309 Clareview Station Drive

Area Edmonton

Subdivision Clareview Town Centre

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 0C5

### **Amenities**

Amenities Detectors Smoke, Exercise Room, No Animal Home, No Smoking

Home, Parking-Visitor, Patio, Recreation Room/Centre, Secured

Parking, Security Door, Storage-In-Suite, Vinyl Windows

Parking Spaces 1

Parking Underground

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator,

Stacked Washer/Dryer, Stove-Electric, Window Coverings

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, No Through Road, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Fiberglass

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 46

Zoning Zone 35

Condo Fee \$435

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 July 7th, 2025 at 5:02am MDT