

## **\$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 | 90             |
| Zoning         | Zone 35        |
| Condo Fee      | \$435          |

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Listing information last updated on August 20th, 2025 at 1:17pm MDT