

## **\$169,000 - 317 309 Clareview Station Drive, Edmonton**

MLS® #E4436163

**\$169,000**

2 Bedroom, 2.00 Bathroom, 850 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Are you ready to purchase your very first home, thinking of downsizing, or looking for a great addition to your Investment portfolio? Look no further! This spacious 2 BEDROOMS, 2 BATHROOMS condo comes with in-suite laundry, underground heated parking AND is conveniently located walking distance from the Transit LRT station on Manning with easy access to the Henday. You will love the natural light that fills this bright and airy home and offers loads of room for a full table in the dining area along with kitchen and plenty of cupboard and counter space. Building has its own exercise room to keep yourself fit. This condo is conveniently located close to great shopping at Manning Centre, as well as eateries, Movie Theatre and has the North East Health Centre, AND Rec Centre close by. It's the ideal condo living property, come see it today!

Built in 2006

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4436163  |
| Price          | \$169,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 850       |



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

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 317 309 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, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Underground                                                                                       |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | ensuite bathroom                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                             |
| # of Stories      | 4                                                  |
| Stories           | 4                                                  |
| Has Basement      | Yes                                                |
| Basement          | None, No Basement                                  |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 86             |
| Zoning         | Zone 35        |
| Condo Fee      | \$418          |

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Listing information last updated on August 7th, 2025 at 1:47pm MDT