

## \$175,000 - 438 301 Clareview Station Drive, Edmonton

MLS® #E4439979

**\$175,000**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Excellent location! This condo offers 2 bedrooms, 2 full bathrooms, and TWO titled parking stalls—one underground heated and one surface stall—a rare find! The open-concept kitchen is a showstopper, complete with brand-new cabinetry, a centre island, and all-new flooring throughout. The bright, spacious living room is enhanced by upgraded laminate flooring, creating a stylish and inviting atmosphere. The primary bedroom boasts a walk-through closet and a private 4-piece ensuite. Additional highlights include in-suite laundry and a large balcony. Enjoy access to the onsite fitness facility, and take advantage of the unbeatable location—just steps from the LRT station, public transit, shopping, and everyday amenities.

Built in 2006

### Essential Information

MLS® #	E4439979
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.00
Year Built	2006



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	438 301 Clareview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7H3

### Amenities

Amenities	No Animal Home, No Smoking Home, Patio
Parking	Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	106

Zoning	Zone 35
Condo Fee	\$461

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