

## \$139,900 - 2307 320 Clareview Station Drive, Edmonton

MLS® #E4430015

**\$139,900**

1 Bedroom, 1.00 Bathroom, 626 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Perfectly located just steps from the Clareview LRT Station and Transit Centre, this freshly painted 1-bedroom, 1-bathroom apartment offers unbeatable convenience and comfort. With over 600 sq ft of well-designed living space, this bright and functional unit features in-suite laundry, an open-concept layout, and a modern feel throughout. Enjoy the perks of titled parking and access to the building's recreation room, perfect for entertaining guests or unwinding after a long day. Whether you're a first-time buyer, student, or savvy investor, this location is ideal – close to shopping, dining, fitness centers, and major commuter routes. Don't miss this opportunity to own in one of Northeast Edmonton's most accessible and growing communities. Quick possession available.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430015  |
| Price          | \$139,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 626       |
| Acres          | 0.00      |
| Year Built     | 2007      |



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

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 2307 320 Clareview Station Drive |
| Area        | Edmonton                         |
| Subdivision | Clareview Town Centre            |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T5Y 0E5                          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Parking-Visitor, Recreation Room/Centre, Storage-In-Suite |
| Parking   | Stall, See Remarks  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Water   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 35          |
| Condo Fee      | \$324            |

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Listing information last updated on April 27th, 2025 at 10:32am MDT