

## \$185,000 - 438 301 Clareview Station Drive, Edmonton

MLS® #E4439979

**\$185,000**

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          | \$185,000 |
| 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 | 56             |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$461   |

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 27th, 2025 at 11:17pm MDT