

# **\$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	63
Zoning	Zone 35
Condo Fee	\$418

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