

## **\$169,900 - 1104 330 Clareview Station Drive, Edmonton**

MLS® #E4421334

**\$169,900**

2 Bedroom, 2.00 Bathroom, 1,115 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Need access to LRT? This lovely condo is just steps to transit for ease of getting around. Very spacious with many upgrades this 2 bedroom condo is well laid out with large open living and kitchen/dining area. Most of the flooring has been replaced with a high end laminate. The kitchen boasts new back splash, stainless steel appliances and a moveable island. The master bedroom features a walk in closet and 4 piece ensuite. There is also a second bedroom and 4 pce bathroom. There is plenty of storage and in-suite laundry. There are patio doors that lead to south facing patio if you want to sit out on a summer evening. You don't need a gym membership - there are facilities on site for your convenience. Excellent location if you are a student or professional looking for easy access to downtown or U or A. Other amenities are within walking distance or a short drive. Exceptional value for all this square footage!

Built in 2007

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4421334  |
| Price     | \$169,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,115                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1104 330 Clareview Station Drive |
| Area        | Edmonton                         |
| Subdivision | Clareview Town Centre            |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T5Y 0E6                          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Detectors Smoke, Exercise Room, Intercom, No Animal Home, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door, Sprinkler System-Fire, Storage-In-Suite |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Sifton, St. Bonaventure    |
| Middle     | John D. Bracco, St E Seton |
| High       | Eastglen, Austin O'Brien   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 112                 |
| Zoning         | Zone 35             |
| Condo Fee      | \$589               |

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Listing information last updated on June 5th, 2025 at 3:03pm MDT