

# **\$174,900 - 1124 330 Clareview Station Drive, Edmonton**

MLS® #E4448529

**\$174,900**

2 Bedroom, 2.00 Bathroom, 834 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this main floor beautifully updated 2-bedroom, 2-bath condo offering the perfect blend of comfort, style, and convenience. Step into an open-concept living space featuring modern flooring throughout and plenty of natural light, ideal for both relaxing and entertaining. The kitchen flows seamlessly into the dining and living areas, creating a spacious and inviting atmosphere. The primary bedroom boasts a walk-through closet and private ensuite, while the second bedroom is perfect for guests, a home office, or growing families. Enjoy the added benefit of two titled parking stalls, a rare find! Located just steps from the LRT and public transit, commuting is a breeze. You'll also love being close to shopping centers, schools, parks, and all essential amenities. Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes. Don't miss your chance to own this stylish, move-in ready condo in a prime location!

Built in 2007

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4448529  |
| Price     | \$174,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 834                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1124 330 Clareview Station Drive |
| Area        | Edmonton                         |
| Subdivision | Clareview Town Centre            |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T5Y 0E6                          |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Secured Parking, Vinyl Windows |
| Parking Spaces | 2                                                                                       |
| Parking        | 2 Outdoor Stalls                                                                        |

### Interior

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

### Exterior

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

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 35         |
| Condo Fee      | \$452           |

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Listing information last updated on August 23rd, 2025 at 10:17pm MDT