

## \$194,900 - 118 309 Clareview Station Drive, Edmonton

MLS® #E4461509

**\$194,900**

2 Bedroom, 2.00 Bathroom, 821 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

SHOWS A 10 out of 10!! Beautifully renovated condo in the perfect location! This stylish 2-bedroom, 2-bathroom home with a versatile flex space has been tastefully updated with newer appliances, modern flooring, refreshed countertops, and fresh paint throughout. Enjoy your morning coffee on the private east-facing balcony! Convenient underground heated parking stall, ample visitor parking, and a well-equipped fitness room complete this fantastic package! Super quick access to LRT!

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461509               |
| Price          | \$194,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 821                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                                 |
|-------------|---------------------------------|
| Address     | 118 309 Clareview Station Drive |
| Area        | Edmonton                        |
| Subdivision | Clareview Town Centre           |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 0C5                         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Underground                                      |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 35           |
| Condo Fee      | \$435             |

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 October 19th, 2025 at 2:47am MDT