

## \$168,000 - 317 309 Clareview Station Drive, Edmonton

MLS® #E4464049

**\$168,000**

2 Bedroom, 2.00 Bathroom, 796 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Move in ready – this 2-bedroom, 2-bathroom condo has BRAND NEW VINYL PLANK FLOORING & PAINT! The open concept layout makes for easy living and entertaining. Ideal for a family or 2 adults sharing, the bedrooms are located on opposite sides of the unit and each features a full, private bath. The primary suite has a large walk-through closet - storage is not a problem here! Never share laundry machines again with your own in-suite washer and dryer. Also included is a balcony, titled underground parking and on-site fitness centre. Condo fees include heat & water in this well-managed building. Live walking distance to amazing amenities, including grocery stores, Clareview LRT station, Clareview Recreation Centre and the Northeast Health Centre!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464049  |
| Price          | \$168,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 796       |
| 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 | Exercise Room, Parking-Visitor, Secured Parking, Social Rooms, Storage-In-Suite, Vinyl Windows |
| Parking   | Heated, 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           | 4                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

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

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Sifton School         |
| Middle     | John D. Bracco School |

High Eastglen School

**Additional Information**

Date Listed           October 29th, 2025  
Days on Market       2  
Zoning                Zone 35  
Condo Fee            \$418

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