

# **\$175,000 - 109 309 Clareview Station Drive, Edmonton**

MLS® #E4432258

**\$175,000**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this spacious and functional main floor condo offering 2 bedrooms, 2 full bathrooms, and a versatile den/storage roomâ€”perfect for a home office or extra storage. The open-concept floorplan creates a seamless flow for daily living and entertaining alike. A rare feature youâ€™ll love: the A/C hookup in the primary bedroomâ€”ideal for warm summer nights! This unit also comes with TWO titled parking stalls, a major bonus in the area. Located just minutes from the LRT, public transit, shopping, Costco, and other everyday essentials, this condo is perfect for anyone seeking comfort and convenience. Whether you're a first-time buyer or a savvy investor, this is a fantastic opportunity to build equity. Plus, there's already a reliable long-term tenant in place who would love to stayâ€”making this a true turnkey investment. Donâ€™t miss your chance to own this well-located and well-appointed condo.

Built in 2006

## **Essential Information**

MLS® #	E4432258
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	849
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	109 309 Clareview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0C5

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Exercise Room, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	8
Zoning	Zone 35
Condo Fee	\$469

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