

# \$189,900 - 407 309 Clareview Station Drive, Edmonton

MLS® #E4435513

**\$189,900**

2 Bedroom, 2.00 Bathroom, 795 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this quiet and well-maintained top-floor unit in The Avenue at Clareview! This bright and spacious 2-bedroom, 2-bathroom apartment has been freshly updated with new paint, modern flooring, and stylish light fixtures—including ceiling fans for added comfort. The kitchen shines with brand-new Frigidaire stainless steel appliances, perfect for any home chef. Enjoy great amenities including a fitness room, and the luxury and convenience of TWO titled parking stalls—one underground heated and one surface stall!! Located just steps from Clareview LRT Station, which will make your commute a breeze!. You'll also find shopping, restaurants, Costco, Wal-Mart, and recreation centres all close by. Nature lovers will love being just minutes from Hermitage Park and the beautiful river valley. Whether you're a first-time buyer, investor, or downsizing, this affordable condo in a prime location offers unbeatable value. Don't miss your chance!

Built in 2006

## Essential Information

MLS® #	E4435513
Price	\$189,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	795
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	407 309 Clareview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0C5

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows
Parking Spaces	2
Parking	Stall, Underground, See Remarks

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	7
Zoning	Zone 35
Condo Fee	\$452

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