

## **\$169,900 - 1104 330 Clareview Station Drive, Edmonton**

MLS® #E4421334

**\$169,900**

2 Bedroom, 2.00 Bathroom, 1,115 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Need access to LRT? This lovely condo is just steps to transit for ease of getting around. Very spacious with many upgrades this 2 bedroom condo is well laid out with large open living and kitchen/dining area. Most of the flooring has been replaced with a high end laminate. The kitchen boasts new back splash, stainless steel appliances and a moveable island. The master bedroom features a walk in closet and 4 piece ensuite. There is also a second bedroom and 4 pce bathroom. There is plenty of storage and in-suite laundry. There are patio doors that lead to south facing patio if you want to sit out on a summer evening. You don't need a gym membership - there are facilities on site for your convenience. Excellent location if you are a student or professional looking for easy access to downtown or U or A. Other amenities are within walking distance or a short drive. Exceptional value for all this square footage!

Built in 2007

### **Essential Information**

MLS® #	E4421334
Price	\$169,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,115
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1104 330 Clareview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E6

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Exercise Room, Intercom, No Animal Home, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door, Sprinkler System-Fire, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sifton, St. Bonaventure
Middle	John D. Bracco, St E Seton
High	Eastglen, Austin O'Brien

**Additional Information**

Date Listed	February 13th, 2025
Days on Market	114
Zoning	Zone 35
Condo Fee	\$589

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