

## **\$199,900 - 118 309 Clareview Station Drive, Edmonton**

MLS® #E4438141

**\$199,900**

2 Bedroom, 2.00 Bathroom, 820 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

WELCOME HOME, to this fabulous upgraded 2 Bed, 2 Bath, main floor unit. Featuring New Black Stainless appliances, new counter tops, new Kitchen sink and faucet, Vinyl plank flooring, secluded Patio with privacy screens. This home has been recently painted throughout. Close to everything you need, just steps to LRT, walking distance to schools, shopping and recreation facilities. Luxury window coverings on the large windows that flood the unit with Natural light, underground parking for those long winters. Building has a great main floor workout room.

Built in 2006

### **Essential Information**

MLS® #	E4438141
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	820
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	Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Underground

## Interior

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

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	74
Zoning	Zone 35
Condo Fee	\$435

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