

\$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—book your showing today!

Built in 2006

Essential Information

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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
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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	2
Zoning	Zone 35
Condo Fee	\$452

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