

## **\$226,000 - 1130 330 Clareview Station Drive, Edmonton**

MLS® #E4424148

**\$226,000**

2 Bedroom, 2.00 Bathroom, 1,259 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Don't miss out on this large and rare "3 BDRM or 2 BDRM + Den" Main Floor Corner Unit. This bright corner unit will impress you as it is the largest plan (1300 Sqft.). The large patio is perfect for the summertime! The den can also be turned into a 3rd bedroom because of it's spacious layout. All appliances are included, and the carpet has been replaced with luxury vinyl plank and the entire apartment is newly painted. There are also brand new kitchen cabinets, granite countertops, and closets. The in-suite laundry and gym makes it a neat and cozy place to stay in winter months. 2 parking stalls are included and there is tons of natural light with all the South and East facing windows . All bedrooms are excellent in size. Located across from the emergency Northeast hospital and Clareview LRT station and behind grocery stores and nearby to schools, buses and other transportation for commute. Priced to sell, clean and safe neighbourhood for a growing family! The seller pay \$10,000 for extra parking stall.

Built in 2007

### **Essential Information**

MLS® # E4424148

Price \$226,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,259
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1130 330 Clareview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E6

### Amenities

Amenities	Parking-Extra, Parking-Plug-Ins, Patio
Parking Spaces	2
Parking	2 Outdoor Stalls, 220 Volt Wiring

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 5th, 2025
Days on Market	61
Zoning	Zone 35
Condo Fee	\$688

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