

Courtesy Of Trevor Downey Of Real Broker

# \$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 | 14            |
| Zoning         | Zone 35       |
| Condo Fee      | \$452         |

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Listing information last updated on May 22nd, 2025 at 2:17pm MDT