

\$174,900 - 2206 320 Clareview Station Drive, Edmonton

MLS® #E4435534

\$174,900

2 Bedroom, 2.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this second floor condo that checks all the boxes! Featuring 2 spacious bedrooms, 2 baths, and not one, but two outdoor titled parking stalls so you'll never fight over parking again! The open-concept floor plan offers a large living room with balcony access, perfect for morning coffee or evening relaxation. The kitchen provides ample cabinetry and a nice island for all your culinary adventures. The primary bedroom features 2 closets and a 4-piece ensuite. Plus, in-suite laundry means you can say goodbye to the laundromat. This condo is conveniently located just a short stroll from the LRT, shopping, and quick access to Manning Dr and the Anthony Henday. Additionally, you can save the cost of a monthly gym membership as the building has a well-appointed exercise room. This unit is ideal for first-time buyers or savvy investors looking for affordability without compromise. Don't sleep on this property and the opportunity it offers, this one will go quickly!

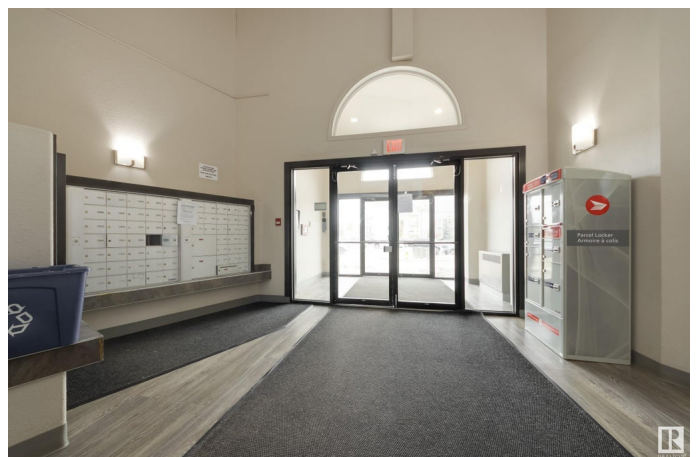
Built in 2007

Essential Information

MLS® # E4435534

Price \$174,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	2206 320 Clareview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E5

Amenities

Amenities	Exercise Room, Parking-Visitor, Patio
Parking	2 Outdoor Stalls

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 35
Condo Fee	\$452

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 12th, 2025 at 9:02pm MDT