

# **\$164,900 - 1302 330 Clareview Station Drive, Edmonton**

MLS® #E4459222

**\$164,900**

2 Bedroom, 2.00 Bathroom, 838 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Unbeatable value for a 2 bedroom and 2 bath condo across the street from the LRT station! A perfect home to start out in or invest in, with a bright and sunny open floor plan. Bring your decorating ideas to this 3rd floor condo with neutral colors. The kitchen is an open concept that overlooks the large dining area. Perfect for entertaining. You will love the master bedroom with the massive walk in closet and an en-suite bath for convenience. The second bedroom is also a good size and located on the other side of the condo for privacy. There is a ample storage in the laundry area storage area and a large balcony. Comes with one parking stall. Perfect for University of Alberta or College students as the LRT is so close, shopping & schools are also nearby, including the Clareview Rec Centre.

Built in 2007

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4459222  |
| Price          | \$164,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 838       |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1302 330 Clareview Station Drive |
| Area        | Edmonton                         |
| Subdivision | Clareview Town Centre            |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T5Y 0E6                          |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Off Street Parking, Parking-Plug-Ins, Parking-Visitor, Security Door |
| Parking Spaces | 1                                                                    |
| Parking        | Stall                                                                |

### Interior

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

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                     |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Stone, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 9                    |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$432   |

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Listing information last updated on October 1st, 2025 at 11:17pm MDT