

# **\$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	2

Zoning	Zone 35
Condo Fee	\$432

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 September 25th, 2025 at 6:02am MDT