

## **\$213,000 - 1423 330 Clareview Station Drive, Edmonton**

MLS® #E4462535

**\$213,000**

2 Bedroom, 2.00 Bathroom, 835 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Are you a first-time home buyer, savvy investor, family, or downsizer seeking a beautifully maintained, move-in ready home? Your search ends with this stunning 2 bed, 2 full bath TOP-FLOOR condo in Clareview/Manning! Set in a secure, well-managed complex, this bright, spacious unit features beautiful vaulted ceilings, plenty of natural light & TWO energized stalls in a prime, well-lit location near the building. Enjoy a fully equipped kitchen with a island seating, generous closets, & a living room that opens to a brand new balcony (paid for & being installed). The updated in-suite laundry room also functions as a walk-in pantry/storage space. Residents enjoy a private gym & bookable party room. Excellent location with quick access to Manning Dr, Anthony Henday & Yellowhead, plus steps to the LRT, groceries, gyms, schools, parks, theaters, library & hospital. Immediate possession available - this home is truly move-in ready! Condo fees are \$442, which includes maintenance, water, & heating costs.

Built in 2007

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4462535  |
| Price  | \$213,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 835                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1423 330 Clareview Station Drive |
| Area        | Edmonton                         |
| Subdivision | Clareview Town Centre            |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T5Y 0E6                          |

### Amenities

|           |                                                                                                                                                                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Smart/Program. Thermostat, Recreation Room/Centre, Security Door, Security Personnel, Sprinkler System-Fire, Storage-In-Suite, Vaulted Ceiling |
| Parking   | 2 Outdoor Stalls                                                                                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Intercom, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                          |
| # of Stories      | 4                                                                                                                               |
| Stories           | 1                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | None, No Basement                                                                                                               |

### Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                     |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 19                 |
| Zoning         | Zone 35            |
| Condo Fee      | \$442              |

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 November 5th, 2025 at 1:47pm MST