

\$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 | 17 |
| Zoning | Zone 35 |
| Condo Fee | \$452 |

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Listing information last updated on May 25th, 2025 at 6:47am MDT