

## \$136,500 - 1117 330 Clareview Station Drive, Edmonton

MLS® #E4427514

**\$136,500**

1 Bedroom, 1.00 Bathroom, 635 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this bright and spacious 1 bed 1 bath condo in NW Edmonton. The property is just steps away from the Clareview LRT Station. The living room has large windows that flood the entire main living area with a lot of light during the day. The kitchen overlooks the entire apartment, and has a full backsplash with lots of cupboard space. The master bedroom is incredibly spacious and features a walk-through closet and a 4 piece ensuite. The carpet was upgraded few years back. As well, there is in-suite storage and laundry just off the main door. The property also has 1 above ground parking stall that is included in the sale of the property.

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4427514          |
| Price          | \$136,500         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 635               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1117 330 Clareview Station Drive |
| Area        | Edmonton                         |
| Subdivision | Clareview Town Centre            |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T5Y 0E6                          |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | No Animal Home, Vinyl Windows |
| Parking   | Stall                         |

### Interior

|              |  |
|--------------|--|
| 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, Stucco   |
| Exterior Features | Commercial, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 35          |
| Condo Fee      | \$334            |

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 April 18th, 2025 at 12:47am MDT