

## **\$189,900 - 1204 330 Clareview Station Drive, Edmonton**

MLS® #E4432100

**\$189,900**

2 Bedroom, 2.00 Bathroom, 1,119 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

1120 sq ft on 2nd level, 2 spacious bedrooms, 2 bathrooms condo unit in Clareview Junction. The primary bedroom boasts 2 closets one being a walk-through closet and a private ensuite, the second bedroom is perfect for guests, a home office, or growing families, open concept living area with superb size kitchen and dining area and patio door to balcony. Convenient in-suite laundry with generous storage space. One title energised parking stalls, heat and water included in condo fees. Located close to retail shopping center (Superstore Etc) , the emergency Northeast hospital and to Anthony Henday and just steps from the Clareview LRT station, bus terminal only yards away, ideal for student going to Nait or University, or anyone that works downtown or doesn't drive. The complex also offers meeting/party room and has a sizable fitness room with excellent equipment plus is very close to Clareview Recreation Center, GoodLife Fitness. Wont last

Built in 2007

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4432100  |
| Price    | \$189,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,119                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1204 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, Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite |
| 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           | 4                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Brick, Stone, Vinyl |
| Exterior Features | Public Transportation     |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Brick, Stone, Vinyl |

Foundation                      Slab

**Additional Information**

Date Listed                      April 19th, 2025  
Days on Market                119  
Zoning                              Zone 35  
Condo Fee                        \$589

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Listing information last updated on August 16th, 2025 at 6:32am MDT