

## **\$138,000 - 1301 330 Claireview Station Drive, Edmonton**

MLS® #E4454322

**\$138,000**

1 Bedroom, 1.00 Bathroom, 679 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Steps away from Clareview Station! Welcome to this bright 1-bedroom, 1-bathroom condo in a well-managed building. Freshly cleaned and featuring brand new carpet, this move-in-ready home offers comfort, convenience, and plenty of natural light with its desirable south-facing exposure. The spacious, open-concept layout includes a large white kitchen with ample cabinet and counter space making it perfect for cooking or entertaining. The living and dining areas flow seamlessly, creating an inviting space to relax or host friends. The in-suite laundry adds everyday ease, while the generous bedroom and full 4 piece bathroom provide a cozy and functional retreat. You'll love having access to the building's fitness room, perfect for staying active without leaving home. The unit also includes one assigned parking stall, with visitor parking available. Ideal for first-time buyers, downsizers, or investors. This condo combines low-maintenance living with great amenities in a fantastic location.

Built in 2007

### **Essential Information**

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Price \$138,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 679                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 1301 330 Claireview Station Drive |
| Area        | Edmonton                          |
| Subdivision | Clareview Town Centre             |
| City        | Edmonton                          |
| County      | ALBERTA                           |
| Province    | AB                                |
| Postal Code | T5Y 0E6                           |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                 |
| Parking        | Stall                                                                                                             |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                                   |
| # of Stories | 4                                                                                                                   |
| Stories      | 1                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 22nd, 2025  
Days on Market                24  
Zoning                              Zone 35  
Condo Fee                        \$324

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