

## \$134,999 - 2311 320 Clareview Station Drive, Edmonton

MLS® #E4453057

**\$134,999**

1 Bedroom, 1.00 Bathroom, 622 sqft

Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Beautifully maintained 1-bedroom, 1-bath condo offering comfort, convenience and an unbeatable location. Features include an open-concept layout, modern kitchen with ample cabinetry, in-suite laundry and a private balcony. Steps from Clareview LRT Station and transit centre for easy access to downtown, NAIT, MacEwan and U of A. Walk to Clareview Town Centre with groceries, shopping, dining, banks and cafes. Close to Clareview Recreation Centre, public library and scenic parks. Quick connections to Yellowhead Trail and Anthony Henday Drive make commuting effortless. Nearby retail hubs include Londonderry Mall, SmartCentres with Walmart, Costco and more. Ideal for first-time buyers, students or investors seeking a low-maintenance lifestyle in a vibrant, amenity-rich community.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453057  |
| Price          | \$134,999 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 622       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2007                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 2311 320 Clareview Station Drive |
| Area        | Edmonton                         |
| Subdivision | Clareview Town Centre            |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T5Y 0E5                          |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Detectors Smoke, Exercise Room, Parking-Plug-Ins, Parking-Visitor |
| Parking   | Stall                                                             |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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 | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 25                |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$324   |

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Listing information last updated on September 7th, 2025 at 10:47pm MDT