

# \$199,999 - 130 301 Clareview Station Drive, Edmonton

MLS® #E4424725

**\$199,999**

2 Bedroom, 2.00 Bathroom, 829 sqft

Condo / Townhouse on 0.00 Acres

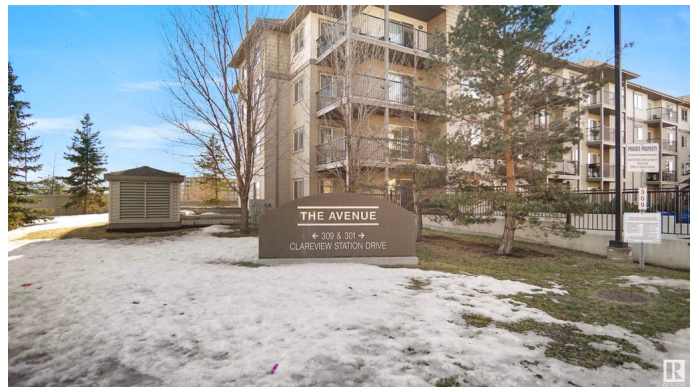
Clareview Town Centre, Edmonton, AB

Impressive main floor suite in an ideal location! This bright and spacious unit offers a fantastic living space, featuring 2 Bedrooms, 2 Full Bathrooms, and a well-designed layout. Situated on Manning Drive, you're just a quick minute's walk to the LRT station, offering easy access to public transit. You'll also appreciate the in-suite laundry, titled underground heated parking. The building offers a free gym for residents, adding to the convenience. Enjoy being just 5 minutes away from Manning Town Centre and all its amenities, with excellent schools nearby. The Northeast Community Health Centre is directly across the street, and the Clareview Community Recreation Centre is just a short walk away. This property combines convenience, comfort, and location – truly a place to call home!

Built in 2006

## Essential Information

MLS® #	E4424725
Price	\$199,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	829
Acres	0.00



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	130 301 Clareview Station Drive
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0J4

### **Amenities**

Amenities	Deck, Detectors Smoke, Security Door
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
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Days on Market	7
Zoning	Zone 35
Condo Fee	\$444

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Listing information last updated on March 14th, 2025 at 10:17am MDT