

# **\$140,000 - 1301 303 Claireview Station Drive, Edmonton**

MLS® #E4454322

**\$140,000**

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 \$140,000

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 303 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                1  
Zoning                              Zone 35  
Condo Fee                        \$324

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