

# \$189,999 - 130 301 Clareview Station Drive, Edmonton

MLS® #E4424725

**\$189,999**

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, youâ€™re just a quick minuteâ€™s walk to the LRT station, offering easy access to public transit. Youâ€™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 locationâ€™truly a place to call home!



Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424725  |
| Price          | \$189,999 |
| 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 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 42      |
| Zoning         | Zone 35 |
| Condo Fee      | \$444   |

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Listing information last updated on April 18th, 2025 at 6:47pm MDT