



Exterior Front

Edmonton **35** **Clareview Town Centre** **LP:** **\$223,000**
#201 309 Clareview Station DR NW **SP:** **ACTIVE**

Type: Lowrise Apartment
Style: Single Level Apartment
Year Built: 2006
Full Baths: 2
Half Baths: 0
Tot A.G. SqFt: 904.18
Listing ID#: E4064316
Bdrms Above: 2
Bdrms Total: 2
Basement: None
Bsmnt Dev: No Basement
Tot A.G. SqM: 84.00

Walkable lifestyle! Imagine yourself living in this 2 bedroom 2 bath condo unit-you walk 3 minutes across the street to LRT station, hop on the train, it will take you to downtown within 15 minutes, doesn't matter if it's snowing or how bad the traffic is. If you are a student, take the train! You can go to NAIT, MacEwan, U of A, you will never miss your class just because you stuck in traffic! Are you getting your daily 10,000 steps? Walk to the new Clareview Rec Centre, SuperStore, WalMart, Shoppers and so much more! Drive 5 minutes to the new Manning Town Centre, restaurants and theatre-date night! Aren't you tired of plug your beloved car during winter and scrape frost and clean snow off your windshield? Your new home comes with 2 TITLED HEATED UNDERGROUND PARKING! Enjoy having friends over and BBQ? Your new home is a corner unit located on 2nd floor with a huge wrap-around balcony, natural gas BBQ hook up ready. Better yet, it comes with a BBQ!

Directions:

Virtual Tour: https://youriguide.com/unit_201_309_clareview_station_dr **Brochure:** https://youriguide.com/unit_201_309_clareview_station_dr

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	1	0	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Uppr:		
Finish Levels:	4						AbGd:		
Fireplace Y/N:							Lowr:		
Fireplace Type:							BlGd:		
Fireplace Fuel:							Total A.G.:	84.00	904.18
Parking:									
Garage Dim:									
				Prk Encl/Ttl:	/				

Living Room:	A	Master Bedroom:	4.36x3.24m	A
Dining Room:	2.96x2.28m	Bedroom 2:	3.15x3.81m	A
Kitchen:	2.41x4.47m	Bedroom 3:		
Family Room:	4.18x3.73m	Bedroom 4:		
Den:				
Bonus Room:				

Flooring:	Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Hot Water
Roof:	Asphalt Shingles	Heat Fuel Desc:	
Exterior:	Vinyl	Features:	Barbecue-Built-In, Exercise Room, Handicap Access, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door
Site Influences:	Fenced, Public Transportation, Shopping Nearby, See Remarks		

Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: Sifton, McLeod, Belmont **Jr. High School:** John D. Bracco, JJ Bowlen **Sr High School:** M.E Lazerte School

Condo Name:	Avenue At Clareview	Condo Fee Incl:	Amenities w/Condo, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund
Condo Fee:	373.21	HOA Fee:	
Floor Location:	Ground	Floor Number:	2
Balcony/Terrace	Yes	Unit Exposure:	NE
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	West
Taxes:	1,688.00 2016			Local Improve:	