



## 309 Clareview Station Drive 314 Edmonton AB

\$174,900

Gorgeous Condo situated in an IDEAL LOCATION! This 3rd-floor Unit, boasts 2 Bedroom, 2 Full Bathrooms and handy In-Suite Laundry and Storage. It impresses at entry, with trending neutral tones and rich vinyl plank flooring. The OPEN CONCEPT floorplan lends to the perfect working-Kitchen, accented by generous cabinet space. The Kitchen is open to the Dining and Living Area, complimented by an abundance of natural light. Step out to the deck and enjoy the pleasure of a morning coffee, or an evening BBQ. The Avenue at Clareview is surrounded by amenities-schools, leisure and transportation, conveniently located within walking distance. The LRT Station is just steps away. The Anthony Henday, Gretzky Drive & the Yellowhead are minutes from The Avenue, encouraging ease of commute. In Addition, The Avenue at Clareview offers Secure, Underground, Heated, Titled Parking and Affordable Condo Fees!

Listing Presented By:



Originally Listed by:  
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