



## Edmonton Alberta

\$425,000

One of a kind in the desirable River Valley community of Cloverdale! Glorious 3 bedroom suite with 1594 sq ft of spacious living. Open concept with entertaining size living & dining rooms with garden door out to a west facing balcony. These rooms open to a spacious kitchen with lots of maple cabinets & counter space and a eat in kitchen bar, plus stainless steel appliances. A roomy master bedroom suite with balcony and a walk in closet and full ensuite bathroom. Two additional bedrooms one with a balcony and a second full bathroom. Nice ensuite laundry and storage room. Other features include wide hallways, 2 titled underground heated parking stalls, 3 balconies with two storage rooms, central A/C & upgraded flooring throughout. Steps away from River Valley Walking and Bike Trails, Accidental Beach, Cloverdale Community Hall, ice rink and playground, Edmonton Ski Club, Muttart Conservatory, LRT station, and Gallagher park (home of the Edmonton Folk Festival) Easy access to Downtown & Whyte Ave. (id:6769)

Living room 7.51 m X 3.52 m

Dining room 4.19 m X 3.39 m

Kitchen 5.39 m X 3.73 m

Primary Bedroom 5.39 m X 4.66 m

Bedroom 2 5.86 m X 3.51 m

Bedroom 3 3.61 m X 3.25 m

Storage 1.77 m x Measurements not available

Storage 1.8 m X 0.93 m

Listing Presented By:



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