



Edmonton Alberta

\$899,000

Rare opportunity in sought-after Cloverdale! This meticulously maintained 2,234 SQFT, 3-storey home offers 3,153 SQFT of developed living space including the fully finished basement. 3 beds, 3.5 baths. Nestled just two blocks from the Muttart Conservatory, Gallagher Park and Edmonton's stunning river valley trail system, you'll enjoy one of the city's most desirable locations. Inside, gleaming hardwood floors, soaring vaulted ceilings and a stunning library overlooking the main floor create a warm, inviting atmosphere. Pride of ownership is evident throughout with a roof replaced approximately 10 years ago & interior paint throughout in 2023. The oversized insulated garage is complemented by a heated workshop, providing exceptional space for hobbies, storage or projects. Experience the unique lifestyle that only Cloverdale can offer, where Recreation, art, festivals and Downtown amenities are all at your doorstep. A rare mix of location, character, space and functionality: Book Your Showing Today! (id:6769)

Bedroom 3 5.32m x 4.38m

Living room 4.79m x 2.88m

Dining room 2.88m x 2.70m

Kitchen 4.72m x 2.76m

Family room 4.59 x 2.88m

Primary Bedroom 5.80m x 5.40m

Bedroom 2 Measurements not available x 3.42 m

Listing Presented By:



Originally Listed by:
NOW Real Estate Group

<http://www.teamaborn.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.