



## Edmonton Alberta

\$309,900

Welcome to this well-designed main floor condo located in the desirable Cloverdale River Valley area. Step into a welcoming foyer that opens into a bright and spacious living room featuring a cozy fireplace and large windows that fill the space with natural light. Enjoy easy access to your private balcony, perfect for morning coffee or evening relaxation. The open-concept layout flows into a dedicated dining area and a functional kitchen offering ample cabinetry, great counter space, and a pantry, ideal for both everyday living and entertaining. Down the hall, you'll find a generous secondary bedroom, a full bathroom, and convenient in-suite laundry. The spacious primary bedroom features a walk-in closet and a private ensuite, creating a comfortable and relaxing retreat. Located just minutes from downtown, river valley trails, parks, and local amenities, this home offers comfort, functionality, and an unbeatable central location. (id:6769)

Living room 4.38 m X 6.81 m

Dining room 2.78 m X 3.61 m

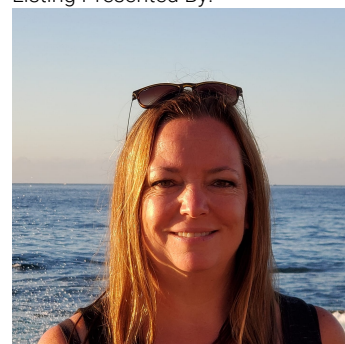
Kitchen 4.46 m X 3.09 m

Primary Bedroom 4.76 m X 4.17 m

Bedroom 2 3.64 m X 3.89 m

Laundry room 2.41 m X 2.08 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.michaelwaddell.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)

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.