



## 9205 98 Avenue Edmonton AB

\$369,000

Exceptional river valley living. This 1614 square foot three bedroom townhouse in Cloverdale features 3 balconies, as well as a ground level south facing patio. The main floor features a modern open floorplan including the spacious family room with corner gas burning fireplace, a wonderful kitchen with recently added granite countertops as well as large eat-at island, tile backsplash, corner pantry, stainless steel appliances, espresso cabinets, additional peninsula, and a formal eating area that opens onto the patio. The second floor features a large primary bedroom with four piece ensuite and it's own small north facing balcony for morning coffee, threepiece primary bathroom, laundry, and two additional bedrooms. Next is the loft which has it's own two piece bathroom as well as both north and south facing balconies. Finally the basement has a large storage area, plus a private and fully enclosed two car garage. Steps from river valley trails, and a short hop to downtown or the University area.

Listing Presented By:



Originally Listed by:  
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