



## Edmonton Alberta

\$279,999

Live steps from the iconic Edmonton Folk Fest in this stylish and spacious 2-bedroom, 1.5-bath condo in the heart of Cloverdale. Nestled in the River Valley with scenic trails outside your door, you're also minutes from downtown, the Muttart Conservatory, and top local amenities. The building is even attached to Cloverdale Coffee, a beloved neighborhood spot. Inside, enjoy 9 ft ceilings, fresh paint throughout, brand-new carpet in the bedrooms, dark hardwood floors, and large windows that fill the space with natural light. The open-concept living area features a cozy gas fireplace with stone surround, while the kitchen offers granite countertops, stainless steel appliances, a custom backsplash, corner pantry, and breakfast bar. The primary bedroom includes a walk-in closet, and both bathrooms are finished with granite countertops. Additional perks: in-suite laundry, A/C, and TWO titled underground parking stalls. (id:6769)

Living room 3.93 m X 5.18 m

Kitchen 2.38 m X 3.3 m

Primary Bedroom 3.43 m X 3.66 m

Bedroom 2 3.18 m X 4.42 m

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

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