



## Edmonton Alberta

\$325,000

RIVER VALLEY CHARM MEETS MODERN LIVING! Nestled in one of Edmontons most desirable river valley communities, this ultra-chic 1,300 sqft home offers the perfect space to entertain and enjoy the vibrant Cloverdale neighborhood. With 2 bedrooms, a den, and 2 bathrooms, this trendy property features designer touches throughout, including high-end vinyl plank flooring (2023) in the main living areas, granite counters, and a cozy gas fireplace. Both bedrooms have walk-in closets, while the gourmet kitchen wows with dark-stained cabinetry, a raised eating bar, wine fridge, and ample counter space. A corner den offers a versatile space for work or creativity, complemented by a spacious storage room with full laundry with new washer/dryer (2020). Enjoy the private balcony with great views, and access to the community garden courtyard. Two underground parking stalls. Cloverdale is more than a neighborhood its a lifestyle, just steps from Folk Fest, River Valley trails, the LRT, and the Muttart Conservatory. (id:6769)

Living room 6.25 m X 2.46 m

Kitchen 6.2 m X 2.68 m

Den 2.7 m X 2.43 m

Primary Bedroom 3.18 m X 3.51 m

Bedroom 2 4.17 m X 2.74 m

Breakfast 2.59 m X 2.59 m

Laundry room Measurements not available

Listing Presented By:



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