



## Edmonton Alberta

\$285,000

Exceptional value for this top floor, 2 bedroom, 2 bath corner unit. This condo offers a stunning view of downtown and is situated beside the river valley trail system, LRT and near the annual Folk Festival in Gallagher Park! Cloverdale Manor includes an elevator, assigned storage unit & professional management. This unit has a titled UG parking stall, new furnace, new vinyl plank flooring, A/C, gas fireplace, in-suite laundry and 9' ceilings! At this price point you have the opportunity to add your own modern touches which would elevate this 1,100 sq ft Penthouse space to match its awesome location! Perfect for those that enjoy the outdoors and want to easily utilize the river valley trails! (id:6769)

Living room 4.64 m X 4.62 m

Dining room 2.54 m X 3.4 m

Kitchen 2.52 m X 3.7 m

Primary Bedroom 5.51 m X 4.4 m

Bedroom 2 4.51 m X 2.94 m

Listing Presented By:



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MaxWell Devonshire Realty

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

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