



## 9819 96A Street 302 Edmonton AB

\$277,900

Spectacular view of Downtown Skyline & North Saskatchewan River (through the trees in the narrow park below, on the South river bank). Located in desirable Cloverdale, blocks from the Muttart, Folk Fest site, Edmonton Ski Club & New LRT station to Downtown or Millwoods. This 2 bedroom (or 1 bdrm + Den - no window in bdrm 2, but fire sprinklers allow it to be used as a bedroom) is located on the third floor, has an open concept floor plan with hardwood flooring, a large open kitchen with peninsula seating, pantry, natural gas fireplace, central air conditioning, central vacuum, underground heated parking with storage locker, & the perfect private balcony with that breathtaking view. Also featured at 'The Landing'... a social room, workshop, exercise room, & a picturesque courtyard. Steps away from extensive river valley trails. The new LRT bridge allows you to walk, cycle or LRT quickly to downtown. This is truly the perfect place to call home. CONDO FEES COVER ALL UTILITIES INCLUDING POWER!!!

Listing Presented By:



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