



## Edmonton Alberta

\$399,000

Experience elevated living at WATERSIDE ESTATES in CLOVERDALE! This EXECUTIVE MULTI-LEVEL LOFT offers a PRIVATE 350+ SQFT ROOFTOP PATIO with BREATHTAKING VIEWS OF DOWNTOWN AND THE RIVER VALLEY. The bright, OPEN-CONCEPT DESIGN features VAULTED CEILINGS, HARDWOOD FLOORS, and GRANITE COUNTERTOPS. The CHEF'S KITCHEN boasts rich espresso cabinets, a WALK-IN PANTRY, and opens to the dining area with access to a MAIN FLOOR BALCONY - perfect for outdoor moments. The PRIMARY SUITE includes a 3-PIECE ENSUITE and WALK-IN CLOSET, with a second bedroom and full bath completing the main floor. Upstairs, the loft leads to the EXPANSIVE ROOFTOP PATIO, ideal for entertaining. Additional highlights include IN-SUITE LAUNDRY, 2 TITLED UNDERGROUND PARKING STALLS, a STORAGE ROOM from rooftop patio & storage cage in parkade, CAR WASH with WATER INCLUDED. Conveniently located near GALLAGHER PARK, DOWNTOWN, WALKING TRAILS, and the future LRT. MOTIVATED SELLERS - don't miss this opportunity! (id:6769)

Living room 3.67 m X 4.34 m

Kitchen 3.59 m X 4.34 m

Primary Bedroom 3.36 m X 4.55 m

Bedroom 2 2.77 m X 3.43 m

Laundry room Measurements not available

Loft 3.98 m X 6.01 m

Storage Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)