

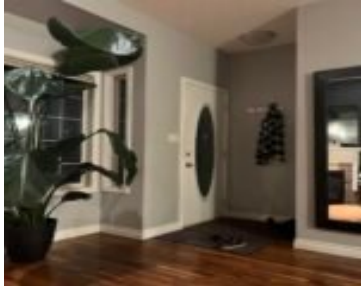
# 9754 91 ST NW EDMONTON AB T6C 4S4 E4392817

<https://bestrealestateedmonton.ca>

9754, 91,  
Edmonton, AB, T6C  
4S4

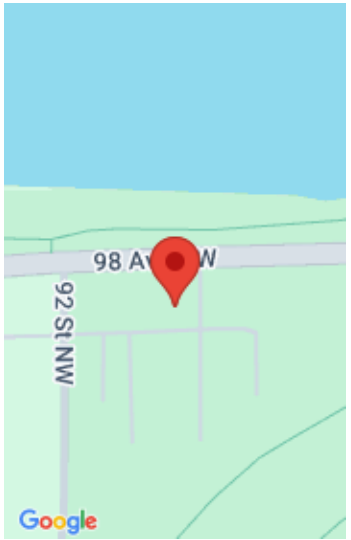


**\$385,000**



In the heart of Cloverdale, just steps away from Accidental Beach, Muttart Conservatory, and the Folk Music Festival. This stunning townhouse offers the perfect blend of urban living and tranquil surroundings. Featuring two spacious bedrooms and 2.5 baths. With easy access to downtown and the picturesque trails of the River Valley, adventure is always just [...]

- 2 beds
- 3 baths
- Townhouse
- Residential
- 1233.55 sq ft



**Call us now**

Phone: 780-566-2375  
Email: [info@bestrealestateedmonton.ca](mailto:info@bestrealestateedmonton.ca)  
Address: 3018 Calgary Trail NW,  
Edmonton, Alberta T6J6V4



# Best Real Estate Edmonton

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## Basics

**Category:** Residential

**Date added:** Added 5 months ago

**Bathrooms:** 3 baths

**Year built:** 2002

**MLS ID:** E4392817

**Type:** Townhouse

**Bedrooms:** 2 beds

**Floors:** 2 floors

**Land Size:** 157.48 m<sup>2</sup>

**BathroomsFull:** 2

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## Building Details

**Architectural Style:** 2 Storey

**Exterior Features:** Back Lane, Landscaped, Paved Lane, Playground Nearby, River Valley View, River View, Ski Hill Nearby, View City, View Downtown

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Community Features:** Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Storage-In-Suite

**Parking Features:** No Garage, Single Carport, Stall

**Building Name:** River's Edge The

**Roof:** Flat

**RoomType:** LivingRoom, DiningRoom, Kitchen, MasterBedroom, Bedroom2

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## Amenities & Features

**Appliances:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings

**Amenities:** 1

**Heating:** Forced Air-1, Natural Gas

**Fireplace Features:** Tile Surround

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## Listed by

**List Agent:** Erin Holowach

**List Office Name:** homeFree

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