



## Edmonton Alberta

\$319,900

WELCOME to this modern and affordable 2 bedroom + den townhouse, ideally located right across from Dr. Margaret-Ann Armour School. This corner unit offers extra windows and 9-foot ceilings on the main floor, creating a bright and open living space. The kitchen features NEW stainless steel appliances, a large island, and ample cabinet space, making it perfect for daily living or entertaining. The dining area opens to a balcony backing onto a park, offering a peaceful outdoor retreat. Upstairs, you'll find two spacious bedrooms, each with its own 4-piece ensuite and his/her dual closets. The ground level includes a versatile den or home office, ideal for remote work or study. Enjoy the convenience of an attached HEATED garage plus driveway parking. Located steps from public transportation and just minutes from the Currents of Windermere, schools, shopping, and the Anthony Henday. A perfect opportunity for first-time buyers, downsizers, or investors! (id:6769)

Den 2.2 m X 2.26 m

Living room 4.62 m X 4.46 m

Dining room 3.99 m X 2.09 m

Kitchen 3.99 m X 3.09 m

Primary Bedroom 3.3 m X 5.39 m

Bedroom 2 3.3 m X 5.21 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://www.samsellsyeg.com/>



**Royal**

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.