



## Edmonton Alberta

\$424,800

Well maintained 3 bed/2.5 bath townhouse w/ dbl attached grg and fenced front yard in the desirable Glenridding Heights! This home offers style & functionality w/ 1450 sf of thoughtfully designed space. Ideal for a 1st time home buyer or investor! Ground flr flex space can be used as a reading nook, fitness rm, home office, or extra storage. Open-concept layout and 9ft ceilings on the main flr seamlessly connect the living, dining, and kitchen areas. Perfect for relaxing & entertaining! Kitchen features a large island w/ eating bar, quartz countertops, S/S appliances, ceiling-height cabinets & tons of storage. Upstairs, you'll find the primary bdrm w/ walk in closet & 3pc ensuite. Well-sized 2nd & 3rd bdrms complete this level. Additional features include HRV & tankless hot water for lower utility bill! Conveniently located close to schools, transit, Currents of Windermere, Jagare Ridge Golf, & Movati gym. Quick access to major routes incl Henday & Rabbit Hill Rd for effortless city wide commuting. (id:6769)

Living room 3.68 m X 3.89 m

Kitchen 3.63 m X 3.6 m

Primary Bedroom 3.61 m X 3.51 m

Bedroom 2 2.52 m X 3.26 m

Bedroom 3 3.34 m X 2.62 m

Breakfast 3.5 m X 2.39 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.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.