

## Edmonton Alberta

\$469,800

Absolutely beautiful & spacious net zero energy townhouse in desirable Larch Park. This 3-level 3 bed/2.5 bath townhome has 9' ceilings, wide plank hardwood, metal spindle railings & granite counters throughout. This stunning kitchen features full height cabinetry, SS appliances, W/I pantry & a large island that is ideal for entertaining. Upstairs are 3 generous sized bedrms incl the primary bedrm w/a walk-in closet & 4 pc ensuite. Add'I 4 pc bath on this level. The lower level has a storage/flex room, utility rm & access to rear drive dbl attached garage. Relax in the summer in your low maintenance yard facing SF homes/trees. This townhome benefits from a Landmark Net Zero construction: solar panels, an ultra-efficient heating & cooling system, 2X8 ext walls w/sprayed insulation, triple-pane windows, & superior ventilation resulting in added comfort & low utility bills. This home is walking distance to walking trails & beautiful ravine. Close to shops, amenities, Whitemud Fwy & the Anthony Henday. (id:6769)

Den 2.15 m X 3.26 m Living room 4.3 m X 4.47 m Dining room 4.16 m X 2.32 m Kitchen 4.45 m X 3.14 m Primary Bedroom 4.28 m X 3.5 m Bedroom 2 2.86 m X 3.47 m Bedroom 3 2.89 m X 3.61 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

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.