



## St. Albert Alberta

\$274,888

Welcome home! This charming 2-storey townhouse perfectly blends comfort, privacy, and location. Boasting one of the complex's largest backyards, this private oasis backs onto the Braeside Ravine with mature trees creating a tranquil retreat. The newly replaced fence in 2025 ensures privacy and peace of mind. Unwind on your spacious deck, beautifully landscaped with flower beds and planters, on warm summer evenings. Inside, the updated kitchen features solid oak cabinets and white appliances flowing into an inviting living and dining area perfect for entertaining. Warm laminate flooring adds coziness. Upstairs, three bedrooms and a 4-piece bath complete the home. The large upstairs hallway window creates wonderful cross breezes on the second floor. The condo board replaced all windows above ground level and the roof. Finished basement adds extra space. Covered parking stall included. The backyard features a massive shed and woodworking shop. Walking distance to schools, Fountain Park Rec Center, and pool. (id:6769)

Living room 3.45 m X 3.44 m

Dining room 3.44 m X 3.42 m

Kitchen 3.45 m X 3.61 m

Primary Bedroom 3.44 m X 0.344 m

Bedroom 2 3.44 m X 2.78 m

Bedroom 3 3.36 m X 2.34 m

Listing Presented By:



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