



## Edmonton Alberta

\$569,900

URBAN LIVING IN THE HEART OF OUR RIVER VALLEY! FULLY FINISHED TOP TO BOTTOM. Luxury 3 bedroom 1700 SF townhouse w/ NO CONDO FEES. Take in a BALL GAME at the REMAX FIELD. Walk the dog/jog/cycle on the extensive river valley trails that border our North Saskatchewan river - all at your doorstep. Walk to work downtown. Hit the gym or go for a swim at the Kinsman Field House a short 12 minute jaunt across the Walterdale Bridge. Features of this home include: High end Daikin Air Conditioner (2024), New Napoleon electric fireplace (2024), upper balcony completely rebuilt w/ posts/railings & decking (2024). Stamped concrete patio and composite deck in the lower yard. Beautiful perennials in front & back yards! Newer roof shingles (2019). IKEA does not live here. Beautiful hardwood throughout to match your KILLER KITCHEN! Custom Cabinetry, AGA Legacy gas range, Miele dishwasher w/ built-in water softener (2022) & Leibherr refrigerator. This is your chance to LIVE, WORK, PLAY in beautiful historic Rosssdale. (id:6769)

Recreation room 6.22 m X 3.47 m

Storage 3.46 m X 6.14 m

Living room 6.39 m X 4.2 m

Dining room 4.45 m X 2.33 m

Kitchen 4.27 m X 3.16 m

Primary Bedroom 5.71 m X 4.26 m

Bedroom 2 3.58 m X 2.62 m

Bedroom 3 3.29 m X 5.13 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

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