



## 10B CALLINGWOOD Court Edmonton AB

\$215,000

This charming 2-storey townhouse in Callingwood Court offers 3 beds and 1.5 baths in a fantastic location, within walking distance of Callingwood Elementary, Jamie Platz YMCA, Lois Hole Public Library, sports fields, a spray park, a skate park and an off-leash area. The main level features newer vinyl plank and carpet throughout, a bright spacious living room, a functional galley-style kitchen, a dining area, and a convenient powder room. Upstairs, you'll find 3 cozy bedrooms with newer carpet and an updated 4-piece bath. The unfinished basement provides room for storage, laundry, and the potential to create additional living space to suit your needs. Outside, enjoy a fully fenced yard- perfect for kids, pets, or just relaxing outdoors- with flowers and fruit plants already growing and room to add your own touch. With easy access to the Whitemud and Anthony Henday, and just minutes from West Edmonton Mall, this affordable home is ready for you to move in and make it your own. Some photos virtually staged.

Listing Presented By:



Originally Listed by:

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