



## 460 HEMINGWAY Road 17 Edmonton AB

\$324,900

Welcome to this stunning 1,212 sqft townhouse featuring 2 bedrooms and 2.5 baths, perfectly situated in a tranquil corner of the well maintained complex. Step inside to an inviting open floor plan, where the spacious living room flows effortlessly into the modern kitchen. Enjoy cooking with a generous eating bar, ample counter space, and stainless steel appliances. A convenient 2-piece bath completes the main level. Upstairs, discover a versatile flex space--ideal for remote work, additional living or relaxation. You also have the added luxury of two primary suites, each boasting walk-in closets and ensuite bathrooms, ensuring comfort and privacy. The utility room includes a laundry area and extra storage, while a double attached garage adds practicality. With a low-maintenance front yard, this home requires minimal upkeep. Located close to shopping, transportation, and major routes, it perfectly balances comfort, style and convenience. Don't miss out on this exceptional opportunity!

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

rob@robleishman.com  
<http://www.robleishman.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)