



## 3520 60 Street 3 Edmonton AB

\$299,900

Welcome To Woodvale's Colony Park--Where Everything A Young Family Needs To Grow, Learn, & Play Awaits! This Lovingly Cared For & Beautifully Updated Unit Is Nestled In A Community Surrounded By Parks, Schools, & Abundant Greenspace. With Easy Access To Public Transit, The Valley Line LRT, & Grey Nuns Community Hospital, Commuting Is A Breeze. Step Inside & Feel Instantly At Home With The Warm Tones, Quality Wood Cabinetry, Hardwood Floors, Cozy Corner Fireplace, & Large, Bright Windows That Create A Perfect Blend Of Comfort And Spaciousness. This Fully Finished Home Features A Thoughtful Layout With 3 Bedrooms & 2.5 Bathrooms, Plus A Fully Finished Basement Offering A Family Room & A Flex Room To Suit Your Needs. Built-In Storage Solutions & Extra Space In The Laundry & Utility Rooms Ensure Room For All Those Little Extras. A Newer High-Efficiency Furnace Keeps The Home Cozy All Winter, While Your Car Stays Sheltered In The Single Attached Garage. Located In A Quiet Cul-De-Sac, This Home Is A True Gem!

Listing Presented By:



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