



## 3102 Park Avenue Mallaig AB

\$345,000

Spacious 6 Bedroom Home with Small-Town Charm, Conveniently Located Near Schools, Parks, and More!  
Welcome to your new home! This expansive 6-bedroom residence offers the perfect blend of space, comfort, and convenience, nestled in a charming community close to all amenities. The main floor boasts large entertaining rooms, perfect for hosting gatherings with family and friends. From cozy family dinners to lively celebrations, there's plenty of space to create lasting memories. Say goodbye to hauling laundry up and down stairs! The convenience of main floor laundry makes household chores a breeze, saving you time and effort. Situated within easy reach of schools, parks, the arena, and even a curling rink, this property provides an ideal setting for families seeking a vibrant and active lifestyle. Enjoy all the modern conveniences of city living, including Edmonton water, municipal sewer services, and high-speed internet, while savoring the welcoming atmosphere of a small town.

Listing Presented By:



Originally Listed by:  
Century 21 Poirier Real Estate

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