



## 3139 139 Avenue Edmonton AB

\$198,888

\*\*\* STOOOP THE MINIVAAN! \*\*\* You absolutely need to consider this 3 Bdrm / 1.5 Bath Townhome in Clarehaven if you've been frustrated with rising rent costs! At under \$200,000 this END UNIT is an ideal solution for the family wanting to keep their finances in good shape! Nicely updated kitchen features stainless steel appliances (including built-in dishwasher!). Upstairs boasts a beautifully renovated main bath. Three spacious bedrooms upstairs, including an expansive Primary Bedroom with lots of closet space! (The fireplace is decommissioned, but makes a cozy spot to curl up on a chair and read a book!) Basement is finished and would make a perfect rec room/family room. Fenced yard keeps the children safe and contained! Close to schools, parks, & transit. Not one but TWO parking stalls right outside your front door. Affordable condo fees and property taxes make this a fantastic alternative to renting (Even with 5% down you'd live here for virtually less than you'd pay to rent!) ...Welcome Home Dear Buyer!

Listing Presented By:



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