



## 14803 34 Street 35 Edmonton AB

\$249,900

Kick off the New Year in style—your dream townhouse is waiting! Modern, cozy, and perfectly located, this is the home you've been searching for! Perfect for First-Time Buyers! This END-UNIT townhouse has had a lot of upgrades! 1,258 sq ft, 3 bedrooms, 2.5 baths, finished basement, SINGLE DETACHED GARAGE + outdoor parking space right at your door! The main floor has a bright, open-concept living/dining area with VINYL PLANK flooring throughout + corner GAS FIREPLACE! Kitchen includes STAINLESS STEEL appliances + 1/2 bath. Upstairs, has a LARGE primary bedroom with WALK-IN CLOSET and 3-pc ENSUITE, plus 2 more bedrooms and a 4-pc bath. The finished basement has a open rec/family room + laundry room. Step out to a fully fenced backyard with a deck that backs a park! Conveniently located near shopping, schools, parks, public transit, with easy access to Anthony Henday/Yellowhead. Visitor parking, snow removal, and landscaping included. PETS ALLOWED with board approval! Move in and enjoy!

Listing Presented By:



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