



## 4205 30 Street 35 Edmonton AB

\$340,000

Enjoy the convenience of living minutes from everything! Whether you work on the south side, downtown or elsewhere, you have excellent access to public transit, Whitemud Dr, Anthony Henday. Walking distance to schools and parks, this is an excellent family-friendly option. Inside, the open-concept layout is both spacious & practical. You will find the space airy with lots of natural light. Enjoy access to your own balcony just off the kitchen. The kitchen features upgraded granite countertops & has lots of storage space, including a pantry. Upstairs, you will appreciate the three sizeable bedrooms & 2 full baths. Larkspur Landing is a highly-sought after townhouse complex that is well-managed & features everything you could want in a home or potential investment property. In basement (Lower Level) is 2 car garage with upgraded heater plug & finished garage with paint. Come take a look!

Listing Presented By:



Originally Listed by:  
Initia Real Estate

gharalberta@gmail.com  
<http://www.prakashrealestate.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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