



## 3625 144 Avenue 61 Edmonton AB

\$311,700

Welcome to this beautiful 2-storey townhouse in a walkable community! This home features three spacious bedrooms and two and a half bathrooms. The main floor showcases a modern kitchen with sleek countertops and stainless steel appliances, flowing into a cozy dining and living area--ideal for entertaining or relaxing. Large windows throughout the home bring in abundant natural light. A convenient 2-piece bathroom and stacked washer/dryer complete the main level. The lower level offers an attached double garage and utility room with a tankless hot water system. Enjoy your fenced front yard--perfect for BBQs and lounging outdoors. The greenspace in front of the townhouse provides an inviting outdoor area, and with no immediate neighbors in the back, you can enjoy added privacy. Located just minutes from Manning Town Center, with quick access to the HENDAY, plus walking distance to LRT station, Clareview Rec Center, a cineplex, and a fully fenced dog park, this townhouse is perfect for your active lifestyle.

Listing Presented By:



Originally Listed by:  
Exp Realty

harjdhaliwalrealestate@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net