



## 6730 36A Avenue Edmonton AB

\$269,900

Charming Townhouse in a Prime Location! This well-maintained townhouse offers 3 bedrooms and 1.5 bathrooms, perfect for families or those seeking a low-maintenance lifestyle. The main floor features a bright living area, an efficient kitchen, and a dining space. Upstairs, you'll find three spacious bedrooms with plenty of natural light. Additional features include a single carport for sheltered parking, plus private front and back areas for outdoor enjoyment. Conveniently located near schools, shopping, and the LRT, this home is ideal for those who value easy access to amenities. With close proximity to main roads, commuting is a breeze. Whether you're a first-time homebuyer or looking for a practical home in a fantastic location, this property has it all. All this home needs is YOU!

Listing Presented By:



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