



## Edmonton Alberta

\$373,800

Bright, modern & spacious END UNIT 3 bed/2.5 bath townhouse w/ double attached garage in the desirable Walker neighborhood. 1600 sf total living space. Perfect for 1st time home owners or investors! Main floor features 9' ceilings, vinyl plank floors & a roomy living rm filled with natural light. Kitchen offers a functional layout, stainless steel appliances, quartz countertops, tons of counter space, walk-in pantry, eating bar, & built in desk. Upper level also has 9' ceilings & large primary bedrm w/ 3pc ensuite & walk in closet. Two other well sized bedrms, 4 pc main bath & laundry complete this level. Ground floor flex room w/ large window is perfect for an office, play rm, exercise area, or extra storage space! Energy-efficient mechanical including HRV & tankless hot water for a lower utility bill. This well maintained complex offers visitor parking and nearby walking trails & lake. Conveniently close to shopping, schools & public transit. Quick access to commuter routes incl Henday! (id:6769)

Living room 3.69 m X 3.35 m

Kitchen 4.51 m X 3.23 m

Breakfast 5.27 m X 2.29 m

Primary Bedroom 3.93 m X 3.57 m

Bedroom 2 3.38 m X 2.99 m

Bedroom 3 2.83 m X 2.74 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.