



Edmonton Alberta

\$640,000

For more information, please click on View Listing on Realtor Website. Centrally located in Edmonton's lush river valley, this beautiful 2,531 sqft 3 storey townhouse w finished basement & heated/insulated detached double garage offers top tier quality & location. Just a 1 min walk to the river, 10 min to the Ice District/Funicular/YEG Ice Wall & 10 min bike ride to the UofA on the river valley trails. Features 3+1 BR, home theatre, granite/onyx wet bar & Italian marble steam room. Selected for Edmonton's Front Yards in Bloom, it boasts bountiful perennial fruit, herb and flower gardens. Rosedale residents receive free admission to Riverhawk games at the stadium 3 blocks away. Parking permits ensure ample street parking. HOA fees are \$200/month and include snow removal, grass cutting & annual exterior/window washing. Well built by Abbey Lane in 1993 with R2000 construction, hardwood, ss appliances, very bright with huge open 3rd floor loft & fenced private back yard! (id:6769)

Recreation room 3.46 m X 2.74 m

Other 3.19 m X 2.81 m

Storage 6.1 m X 2.74 m

Utility room 6.36 m X 1.54 m

Living room 3.92 m X 3.6 m

Dining room 4.16 m X 3.25 m

Kitchen 4.15 m X 3.1 m

Family room 4.31 m X 3.92 m

Primary Bedroom 6.5 m X 3.63 m

Bedroom 2 3.32 m X 3.25 m

Bedroom 3 3.92 m X 3.6 m

Recreation room 6.6 m X 4.23 m

Listing Presented By:



Originally Listed by:
Easy List Realty



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