



## Edmonton Alberta

\$324,900

Sunny & Open End Unit Townhome with Two Primary Bedrooms, Two En-Suite Baths, a 2 piece bath, Amazing Kitchen with Tons of preparation & storage space, Numerous Extra windows on the main & upper floor, Double attached garage & Central Air-Conditioning! The spacious main floor has a U Shaped kitchen with a window over the sink, a supersized prep area, black stainless steel appliances & granite countertops. The dining area has a window while the living room has two large windows so the entire area is bathed in natural light. Luxury vinyl plank flooring is found throughout the main floor. Upstairs you will find two primary bedrooms each with its own en-suite bath, walk-in closet & numerous windows. The lower level has a laundry, mechanical & storage area & direct garage access. Outside you have a fenced south facing yard with a patio and there is visitor parking right next to you. Pets are allowed with board approval. Access to Orchards HOA with rink, spray park, playground, garden, BB Court & more! (id:6769)

Utility room 3.82 m X 4.24 m

Living room 3.75 m X 4.41 m

Dining room 2.58 m X 4.26 m

Kitchen 3.96 m X 3.14 m

Primary Bedroom 4.03 m X 5.29 m

Bedroom 2 4.08 m X 4.86 m

Listing Presented By:



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<http://www.franklythebest.ca/>



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