



## Edmonton Alberta

\$499,900

Unique & Spacious Carriage Townhome in a Prime Location! A Rare find! Discover this exceptional 1997 sf 2/3 bedroom 2.5 baths. 3 level home with dble garage in Railtown Estates. An open-concept design, this residence is filled with natural light & boasts vaulted ceilings, with a welcoming ambiance. The main level offers a spacious living room with a cozy 3-sided fireplace, a kitchen adorned with white cabinetry & granite tops. A bright dining area that leads to a west-facing private balcony with a gas BBQ hook-up—perfect for summer. Also includes a convenient 1/2 bath/laundry area & 2 large bedrooms. The primary features a luxurious ensuite with stone tile and a glass shower. The third floor is a versatile loft space, ideal as a den, home office, or even a 2nd primary suite, complete with its own 4-piece ensuite and an east facing balcony. A new upgraded furnace, hot water tank & AC leased for \$200.00 per/mth. Steps to LRT, MacEwan & the river valley. Zoning allows home-based business. (id:6769)

Living room 6.1 m X 7.53 m

Dining room 3.83 m X 3.27 m

Kitchen 2.69 m X 2.85 m

Primary Bedroom 3.64 m X 5.19 m

Bedroom 2 3.86 m X 3.85 m

Family room 6.37 m X 4.5 m

Listing Presented By:



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Century 21 Masters

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