



## Edmonton Alberta

\$345,000

Welcome to this thoughtfully designed 3 bedroom, 2.5 bathroom townhome in the sought after community of The Orchards. Featuring a double attached garage and large windows that fill the home with natural light, this residence offers a bright and modern living space. The open concept main floor is ideal for everyday living and entertaining, complete with a contemporary kitchen with stainless steel appliances and upgraded stair railings that enhance the sense of openness. A private balcony just off the kitchen provides a perfect spot to enjoy your morning coffee. This smart home includes a Nest Hub, Nest Protect smoke and carbon monoxide detector with built in night light, 4th generation smart thermostat, Nest Door Yale Lock with camera and doorbell, Honeywell flood and freeze sensor, and LiftMaster garage opener. Low condo fees, pet free unit, pet friendly complex, walking trails behind, and close to schools, shopping, and transit. (id:6769)

Living room 4.19 m X 6.24 m

Dining room Measurements not available

Kitchen 4.22 m X 3.82 m

Primary Bedroom 4.21 m X 3.86 m

Bedroom 2 2.59 m X 4.36 m

Bedroom 3 2.55 m X 2.68 m

Listing Presented By:



Originally Listed by:  
Liv Real Estate



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