



## Edmonton Alberta

\$299,900

3 Bedroom Home for under 300k! Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhouse that perfectly blends comfort and convenience. Step inside to find a spacious layout with a separated living area, ideal for entertaining or relaxing in privacy, while the kitchen offers ample space for cooking and casual dining. Freshly painted throughout, this home feels bright, clean, and modern. The updated garage provides added functionality and storage, while the brand-new water tank ensures efficiency and peace of mind. Upstairs, you'll find three well-sized bedrooms, including a primary suite with its own en-suite bathroom. With 2.5 bathrooms in total, there's plenty of room for family and guests alike. Shopping, coffee shops, walking trails and more all just steps away. (id:6769)

Mud room 3.74 m X 2.13 m

Living room 2.73 m X 3.65 m

Kitchen 5.73 m X 5.56 m

Primary Bedroom 3.6 m X 4.44 m

Bedroom 2 3.22 m X 2.68 m

Bedroom 3 2.41 m X 3.81 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty



**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.