



## Edmonton Alberta

\$459,900

Welcome to this rare LOW CONDO FEE townhouse in the highly sought-after community of Allendale—an exceptional opportunity for both homeowners and investors. This well-maintained 2-storey offers 4 bedrooms (3 up, 1 down), making it ideal for families, shared living, or student rental potential. The main floor features an open and inviting layout complete with a cozy gas fireplace, granite countertops, and stainless steel appliances, blending comfort with modern finishes. Upstairs, you'll find three spacious bedrooms, while the fully developed basement provides a fourth bedroom and added living space—perfect for flexibility and added value. Enjoy the convenience of a single detached garage and the added benefit low monthly condo fees, keeping ownership affordable. Location is everything, and this property delivers—just minutes to the University of Alberta, Whyte Avenue, downtown, and within walking distance to schools, transit, and amenities. This is a prime location with strong rental demand, making it a smart long term home (id:6769)

Bedroom 4 2.59 m X 5.36 m

Living room 5.19 m X 5.99 m

Dining room 2.63 m X 5.46 m

Kitchen 2.8 m X 5.33 m

Primary Bedroom 5.2 m X 3.23 m

Bedroom 2 2.52 m X 3.52 m

Bedroom 3 2.54 m X 3.35 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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