



11910 35 Avenue Edmonton Alberta

\$348,600

Welcome to this exceptional move-in-ready townhome offering over 1,500 sq. ft. of thoughtfully designed living space in a fantastic location. The bright and spacious open-concept main floor features a modern kitchen with a large island, quartz countertops, and stainless steel appliances, overlooking the dining and living areas. A versatile main-floor BEDROOM provides the perfect space for a home office, study, or additional flex space. Step outside onto your private balcony--perfect for enjoying your morning coffee or relaxing on warm summer evenings. Upstairs, the spacious primary bedroom offers a comfortable private retreat complete with its own ensuite and walk-in closet. Two additional bedrooms, convenient upper-floor laundry, and a linen closet provide plenty of space and functionality for the whole family. Enjoy the convenience of a double-attached garage and low condo fees, adding excellent value and peace of mind. The location is hard to beat--within walking distance of Dr. Anne Anderson High School and just seconds from Heritage Valley shopping centre, restaurants, services, and everyday amenities. With easy access to major roadways and the airport, this home is perfectly positioned for both convenience and commuting. Immediate possession available. A fantastic opportunity for first-time buyers, families, or investors. Don't miss this one--book your showing today! (id:6769)

Bedroom 2.57 M x 2.78 M
Other 3.63 M x 2.37 M
Other 1.41 M x 2.35 M
Living room 3.98 M x 4.09 M
Other 3.06 M x 2.63 M
Dining room 2.41 M x 3.63 M
2pc Bathroom 1.43 M x 1.47 M
Pantry 1.24 M x 1.06 M

Bedroom 3.49 M x 2.65 M
Bedroom 3.80 M x 2.48 M
Laundry room 1.10 M x 1.44 M
4pc Bathroom 2.45 M x 1.50 M
Other 1.93 M x 1.24 M
3pc Bathroom 2.45 M x 1.50 M
Primary Bedroom 4.46 M x 3.53 M

Listing Presented By:



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First Place Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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