



## Edmonton Alberta

\$319,900

Welcome to Callaghan Landing! This FULLY FURNISHED, move-in-ready townhouse is perfectly located in a family-friendly South Edmonton neighbourhood and directly faces a beautiful park. Flooded with natural light, this open-concept home offers attractive views from every level. Enjoy your morning coffee watching the sunrise over the green space, or relax on the private west-facing balcony with a gas hookup for BBQs and afternoon sun. The kitchen features granite countertops, stainless steel appliances, eating bar, and a pantry. A 2-piece bath completes the main level. Upstairs, you'll find two spacious primary bedrooms, each with its own private ensuite. Visitor parking is right in front of unit making it convenient for guests. Additional highlights include granite countertops throughout, attached garage for 2 cars or a truck w/ extra storage. Easy access to nearby lakes, walking trails, golf courses, Anthony Henday Drive, Calgary Trail, South Edmonton Common, the airport, and all essential amenities. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

<https://myedmontonhome.ca/>



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