



Edmonton Alberta

\$384,900

3 bed, 2.5 bath, 1415 sq ft PLUS partially finished basement (554 sq ft). 2 storey townhome w/single attached garage and NO CONDO FEES. Bsmt just needs ceiling & bathroom (roughed in for full bath). Genuine hardwood flooring throughout entire main floor. Kitchen has ample counter/cupboard space, & island seating. Living & dining room off the kitchen open onto patio doors. Private backyard is fully fenced & landscaped, w/2 tiered deck. Shed & gazebo (w/soft top) stay. Top floor features enormous King-sized Primary, w/4 pc ensuite & walk-in closet. Primary enjoys views of Canada Day & NYE fireworks. TOP FLOOR LAUNDRY, 2 addt'l bdrms, & full bath provide privacy to Primary. Upgrades: Central A/C (2025), fridge (2025), dishwasher (2023), tankless HW system (unlimited hot water on demand). High efficiency furnace. Digital thermostat. All lighting upgraded, & many are on dimmer and/or remote (w/colour change feature). 2025 property taxes \$3,766.66. Lot size 207m2/2200 sq ft. Possession is flexible. (id:6769)

Recreation room 5.75 m X 4.05 m

Storage 1.71 m X 1.81 m

Utility room 1.82 m X 3.22 m

Living room 3.58 m X 4.15 m

Dining room 2.31 m X 2.76 m

Kitchen 3.52 m X 3.45 m

Primary Bedroom 4.24 m X 4.24 m

Bedroom 2 2.93 m X 4.26 m

Bedroom 3 2.83 m X 4.12 m

Laundry room 1.81 m X 1.73 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<http://sarahkeats.remax.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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