



## Edmonton Alberta

\$359,900

3 bed, 2.5 bath, 1389 sq ft PLUS partially finished basement. 2 storey townhome w/single attached garage and NO CONDO FEES. Hardwood flooring throughout main. Kitchen has ample counter/cupboard space, & island seating. Living & dining room open onto private backyard which is fully fenced & landscaped w/deck. Top floor features King-sized Primary, w/3 pc ensuite & walk-in closet. Primary enjoys views of Canada Day & NYE fireworks. Top floor: laundry, 2 addtl bdrms, & full bath w/soaker tub. Upgrades: Tankless hot water system 2026, A/C 2025, Washer 2026, Dishwasher 2021. High efficiency furnace. Fantech fresh air intake. Copper coil Drain Water Heat Recovery (DWHR). Built in vacuum. Bsmt just needs 1) baseboards (already purchased, seller will leave) 2) flooring on stairs to basement, 3) bathroom completed (already has flooring, seller can leave vanity, light fixture, and taps for future owner). Bsmt roughed in for 2-pc bath. 2026 property taxes \$4,000/yr. Lot size 249m<sup>2</sup>/2680 sq ft. Possession flexible. (id:6769)

Recreation room 5.45 m X 4.26 m

Storage 1.93 m X 2.43 m

Utility room 1.74 m X 2.01 m

Living room 3.05 m X 4.16 m

Dining room 2.76 m X 2.39 m

Kitchen 4.58 m X 3.82 m

Primary Bedroom 4.18 m X 4.2 m

Bedroom 2 2.8 m X 4.24 m

Bedroom 3 2.87 m X 4.06 m

Laundry room 1.78 m X 1.69 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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