



## Edmonton Alberta

**\$269,900**

Picture stepping into your Overlanders dream--a fully renovated two-storey townhouse that feels like home from the first moment. Sunlight fills the open main floor, highlighting a sleek new kitchen with soft-close cabinets, tile backsplash, and quartz-look counters that make cooking effortless. It flows into a cozy living room with a beautiful stone fireplace--ideal for quiet nights, movie marathons, or friends over. Fresh paint, new modern lighting, and new luxury vinyl plank floors keep it crisp. Upstairs, new plush carpet welcomes you to serene bedrooms and a flexible bonus room (closet, office, or nursery). The finished basement rec room is perfect for relaxing, gaming, or entertaining. Outside, a generous backyard awaits BBQs, pets, or starry evenings. Energized parking stall + street parking, nearby schools, Hermitage Park, and fast access to Yellowhead Trail & Anthony Henday. This turnkey beauty is ready--for first-time buyers, downsizers, or investors. Your story begins here. (id:6769)

Den 9'2" x 10'4"

Recreation room 17' x 15'11"

Laundry room 10' x 4'4"

Storage 7'4" x 10'4"

Living room 17'4" x 11'2"

Dining room 8'1" x 7'

Kitchen 10'6" x 9'10"

Primary Bedroom 12'1" x 9'2"

Bedroom 2 8'5" x 12'

Bedroom 3 12'1" x 9'2"

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

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