



## Edmonton Alberta

\$399,900

Presenting a beautifully appointed townhome in Magrath Heights. This immaculate 2 storey unit with 3 bedrooms up & 2.5 bathrooms is distinguished by 9 ft ceilings, hardwood floors, and a spacious living area. The stylish kitchen features two-toned cabinetry, quartz countertops, stainless steel appliances, and a walk-in pantry for extra storage. There is also the convenience of main floor upgraded laundry. Upstairs, three bedrooms and two baths include a large primary suite with walk-in closet, four-piece ensuite, (complete with soaker tub). A fully finished basement includes a flex/storage room & double attached garage. Additional features include hot water on demand, exceptional sound proofing and the quiet location of this unit in the complex. A private low-maintenance yard with a gas BBQ hook-up is enclosed by a white picket fence which completes this exceptional offering. Situated close to the Terwillegar Recreational Centre, all kinds of amenities & a choice of local schools. (id:6769)

Storage 1.96 m X 3.25 m

Utility room 1.62 m X 3.35 m

Living room 4.2 m X 5.86 m

Dining room 5.52 m X 2.61 m

Kitchen 4.08 m X 3.26 m

Primary Bedroom 3.64 m X 4.31 m

Bedroom 2 4.47 m X 2.81 m

Bedroom 3 3.25 m X 2.95 m

Listing Presented By:



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