



## Edmonton Alberta

\$310,000

Elegant 1,244 sq. ft. 3-bedroom, 2-bath townhouse offering modern comfort and exceptional parking: double attached garage, full driveway, 2 additional stalls, plus street parking right in front of your gated yard. The open-concept main floor is filled with natural light from oversized windows and features a stylish kitchen made for entertaining, flowing into a spacious living/dining area. Upstairs you'll find three well-appointed bedrooms, including a generous primary suite with a luxurious 5-piece ensuite featuring a soaker tub, glass-enclosed shower, and double vanity. The unfinished basement is ready for your future gym, office, or rec room. Ideally located next to Athlone Park, playgrounds, schools, shopping, and the library, with quick access to Yellowhead Trail (2 min), Anthony Henday Drive (5 min), and only 15 minutes to downtown—close to NAIT and the Royal Alex Hospital. (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

Bedroom 3 Measurements not available

Laundry room Measurements not available

Listing Presented By:



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MaxWell Challenge Realty

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