



## Edmonton Alberta

\$379,000

Located in The Connaught at Griesbach, this 1,333 sq ft (builder's size) main-floor 3-bedroom, 2-bath unit offers direct walk-out access to a gated west-facing patio—ideal for those downsizing or working from home. Inside, you'll find quartz countertops, soft-close cabinets and drawers, LVP and LVT flooring with carpet in the bedrooms, and in-suite stacking laundry. Year-round comfort with a best-in-class energy-efficient heat pump and central air conditioning, plus NG BBQ hookup on the patio. Includes one underground parking stall and one exterior surface stall, both life lease (no property tax). Small pets welcome with board approval. The building offers thoughtful amenities including a heated underground parkade, car wash bay, library, fitness centre, and social room, all within a wood-frame structure treated with fire-retardant during construction. Conveniently located near Northgate Centre, North Town Centre, restaurants, grocery stores, and transit, quick access to downtown, 97th and the Henday. (id:6769)

Living room 3.35 m X 5.18 m

Dining room 4.24 m X 2.74 m

Kitchen 2.74 m X 3.14 m

Primary Bedroom 3.35 m X 3.75 m

Bedroom 2 3.05 m X 3.05 m

Bedroom 3 3.54 m X 3.35 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Summit Realty



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