



Edmonton Alberta

\$260,000

Welcome to your next home or turn-key investment in Belmont! This fully developed, 2-story townhouse in Claregreen Square delivers exceptional value and a lifestyle of absolute convenience. The main floor features an open kitchen, a separate dining room, and a bright, spacious living area. Slide open the patio doors to enjoy your private, mature-tree-lined deck. Upstairs boasts 3 large bedrooms, including a massive primary retreat with a wall-to-wall closet and garden doors leading to a private upper balcony. The fully finished basement adds incredible living space, featuring a cozy family room with a classic brick-facing, wood-burning fireplace. Enjoy absolute peace of mind with an updated furnace, newer hot water tank, vinyl windows, and an attached single garage. Condo fees are \$503.16/mo. For full condominium details, refer verbatim to Report (1).pdf. Steps from schools, shopping, and transit, with fast access to the Anthony Henday! Come see it today! (id:6769)

Living room 3.24 m X 4.81 m

Dining room 2.84 m X 3.36 m

Kitchen 2.72 m X 3.39 m

Primary Bedroom 6.08 m X 3.47 m

Bedroom 2 2.66 m X 4.14 m

Bedroom 3 4.23 m X 3.07 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<https://www.purdynicerealestate.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.