



## Edmonton Alberta

\$209,900

Only one neighbour as this is an end unit! Great starter or investment property is this Claremont Place townhouse, with much to offer the new owner! Recent updates include fresh paint, newer windows, baseboards and window trim, and a HIEFF furnace! This is one of the larger floor plans in the complex, and this is reflected in the size of the three upstairs bedrooms, large BSMT Family Room, and plenty of storage space! Additionally, is is a rare find to have a BSMT half bath as this unit does! Bannerman is a well established neighbourhood in NE Edmonton, with access to schools, shopping(Victoria Trail to Manning Drive) and one of its greatest assets: and year round access to the Saskatchewan River trail system and Hermitage Park for outdoor enthusiasts! Anthony Henday Drive is mere minutes away to get you started on your travel adventures in any direction! Come check it out! (id:6769)

Family room Measurements not available

Laundry room Measurements not available

Living room 3.61 m X 5.61 m

Dining room 2.52 m X 3.49 m

Kitchen 2.42 m X 3.3 m

Primary Bedroom 3.12 m X 3.9 m

Bedroom 2 2.19 m X 4.09 m

Bedroom 3 2.64 m X 2.78 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://www.dougsmilski.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)