



## Edmonton Alberta

\$199,900

Welcome to this inviting 3-bedroom, 1.5-bath townhouse in Edmonton's Fraser community! Offering approximately 1,187 sq ft, this two-storey home features a functional layout with a spacious living room, dining area, kitchen, family room, and breakfast nook. The upper level offers three bedrooms and a full bathroom, while the main floor includes a convenient half bath. Step outside to enjoy the private deck and fenced, landscaped yard, offering a great space for relaxing or entertaining. The home also includes in-suite laundry and two assigned outdoor parking stalls. Condo fees include exterior maintenance, common-area insurance, landscaping and snow removal, professional management, and reserve fund contributions. Conveniently located near schools, shopping, and public transportation, this home is an excellent opportunity for first-time buyers, families, or investors. (id:6769)

Living room 4.14 m X 3.05 m

Dining room 3.35 m X 3.03 m

Kitchen 2.76 m X 2.3 m

Breakfast 2.76 m X 2.28 m

Primary Bedroom 4.14 m X 4.12 m

Bedroom 2 3.61 m X 3.02 m

Bedroom 3 2.76 m X 2.58 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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