



## Edmonton Alberta

\$193,000

Extremely affordable 3 bedroom townhouse in popular Fraser making it a smart choice for first time buyers or investors. One of the best features is you get 2 parking stalls right by the front door so groceries and daily life are much easier. Inside you will find a bright functional layout with spacious living room, ample dining area and practical kitchen with plenty of cupboards and counter space. Convenient main floor powder room is always a bonus. Upstairs offers 3 good sized bedrooms plus full bathroom with the main bedroom having plenty of room for larger furniture and huge closet. Basement is partly finished which provides tons of storage which you always need plus future potential for extra living space later if you want to do a full renovation. Private fenced yard is ideal for BBQs, kids or pets. A fantastic opportunity to build some equity. Close to schools, shopping, transit and Anthony Henday Drive for easy commuting. (id:6769)

Bonus Room Measurements not available

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

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<https://selenacheung.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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