

Edmonton Alberta

\$339,000

Welcome to this meticulously maintained townhouse in the desirable community of Blue Quill. This complex is very well managed. The main fl living space is open & bright. The spacious front entry leads you to the living rm with a large window letting in tons of natural light. The island kitchen with S/S appliances & modern appeal is ideal for entertaining. The dining area & 2pc guest powder rm completes this lvl. The upper lvl has 2 generous sized bdrms incl a king size primary c/w a large walk-in closet & 3 pc ensuite. The 2nd bdrm which could also be used as a primary also has a walk-in closet & 4pc ensuite. The conveniently located laundry rm completes this lvl. The lower lvl has a space ideal for a workout rm or extra storage plus the utility rm with hot water on demand! This west facing unit faces a park with ball diamonds & soccer fields. There is a play park & community tennis courts nearby. Walking distance to LRT, shopping, schools & parks. Ideal for a young family or couple looking to downsize. (id:6769)

Recreation room $2.92 \,\mathrm{m} \times 3.15 \,\mathrm{m}$ Living room $3.52 \,\mathrm{m} \times 3.84 \,\mathrm{m}$ Dining room $2.95 \,\mathrm{m} \times 2.5 \,\mathrm{m}$ Kitchen $4.67 \text{ m} \times 3.42 \text{ m}$ Primary Bedroom $3.01 \text{ m} \times 3.87 \text{ m}$ Bedroom $2.3.49 \text{ m} \times 3.16 \text{ m}$

Listing Presented By:



Originally Listed by: RE/MAX Excellence



RE/MAX River City

13120 St Albert Trail NW, Edmonton, AB, T5L4P6

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