



## Edmonton Alberta

\$245,000

Welcome to this spacious 3-bedroom, 1.5-bath end unit townhouse located just minutes from West Edmonton Mall and all major amenities. This well-designed home offers comfortable living with plenty of natural light. The main floor features a functional kitchen, a bright dining area, and a large living room—perfect for relaxing or entertaining. A convenient 2-piece bathroom is also located on this level. From the living room, step out to your private fenced backyard, offering a low-maintenance outdoor space ideal for summer BBQs, pets, or simply enjoying the outdoors. Upstairs, you'll find a spacious primary bedroom along with two additional generously sized bedrooms and an updated 4-piece bathroom. Located close to shopping, schools, parks, transit, and West Edmonton Mall, this home is a fantastic opportunity for first-time buyers, families, or investors alike. Additional value includes a recently replaced furnace and hot water tank, offering peace of mind for future homeowners. (id:6769)

Recreation room 5.02 m X 2.81 m

Living room 5.32 m X 2.98 m

Dining room 3.61 m X 2.68 m

Kitchen 3.07 m X 3.12 m

Primary Bedroom 4.6 m X 3.72 m

Bedroom 2 2.72 m X 3.22 m

Bedroom 3 2.49 m X 4.6 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<https://www.maxwellrealty.ca/agent/param-uppal/>



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