



## Edmonton Alberta

\$269,900

Charming fully finished townhouse, complete with a single detached GARAGE. This well maintained unit offers laminate flooring, a bright galley kitchen with white cabinetry, stainless steel appliances, and an adjacent dining area. The spacious living room features patio door windows for plenty of natural light, a cozy electric fireplace, and a convenient 2pc powder room is situated around the corner. The upper level offers 3 bedrooms and a main 4pc bath with a cheater door to the primary bedroom. The basement adds to the living space with a large family/rec room, laundry, and storage. You can enjoy your free time relaxing on the rear deck since the yard is low maintenance with established shrubs. Parking is a breeze with a SINGLE GARAGE plus an OUTDOOR STALL in front of the unit. Situated in the mature community of Sweet Grass with trails, parks & schools only steps away. Ideal for first-time buyers, downsizing, or investors! (id:6769)

Family room 4.13 m X 4.48 m

Living room 5.26 m X 4.13 m

Dining room 5.27 m X 2.62 m

Kitchen 2.38 m X 2.65 m

Primary Bedroom 4.19 m X 3.67 m

Bedroom 2 2.6 m X 3.11 m

Bedroom 3 2.58 m X 3.11 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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