



## Edmonton Alberta

\$212,000

INVESTORS & FIRST TIME HOME BUYERS!! Welcome to this beautiful, 3 bedrooms 1.5 bathroom, fully finished basement townhouse nestled in the family-friendly neighborhood of Callingwood. The main floor features a spacious living room with large windows that bring in abundant natural light. The adjacent dining area leads to the functional kitchen with white cabinetry & plenty of counter space. The main floor is completed by a convenient half bathroom. Upstairs, three good-sized bedrooms share with 4-piece bathroom. The basement offers a large family room, laundry & utility room with loads of storage space. Good sized fenced yard space, an assigned parking stall & a side entrance. Fantastic location, close to all amenities including schools, parks, walking/biking trails, grocery stores, restaurants, Jamie Platz Family YMCA, the Edmonton Public Library, W. E. Mall, public transportation and more! Quick access to Anthony Henday & Whitemud. Perfect for families or a great for investment. (id:6769)

Family room 4.48 m X 6.28 m

Laundry room 2.06 m X 3.22 m

Living room 4.64 m X 3.43 m

Dining room 2.29 m X 2.27 m

Kitchen 2.29 m X 2.18 m

Primary Bedroom 4.14 m X 2.75 m

Bedroom 2 4.24 m X 2.86 m

Bedroom 3 3.22 m X 2.32 m

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

<http://www.annatrojanowicz.com/>

**Ahmad Sai**   
**RE/MAX RIVER CITY**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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