



## Edmonton Alberta

\$225,000

LOCATION..LOCATION..LOCATION...Welcome to this EAST FACING #166 END UNIT located next to 140 Ave & 88 Street. WITH STREET PARKING! 3Bdrm/2Bath with over 1189Sq.Ft. 2Storey TOWNHOUSE in the complex ROSELAND VILLAGE in the Community of Northmount! Upon entry you are greeted with newer VINYL PLANK FLOORING in the separate living room to the left & into the Kitchen & Dinette area for 6+Seating with upgraded cabinets, counter tops & backsplash with 4-White Appliances. There is a 2pc Powder Room next to the basement stairs. The Upper Floor has 3 good sized Bedrooms with a large Primary Bdrm and a newer 4pc Bath w/a Built-In Linen shelf. The Partly Finished Basement has been Drywalled with a Family Room area, + a Rec Room/Exercise Room & a large Laundry/Utility Room w/a NEW 2024 H.E. FURNACE located next to the large storage room. You can enjoy your PRIVATE FRONT YARD with ARTIFICIAL TURF & A Storage Shed. You have One #90 Parking Stall just around the backside w/a 2min walk to K-6 Schools, ETS & Shops. (id:6769)

Family room 4.7 m X 4.06 m

Laundry room 1.91 m X 1.58 m

Storage 3.79 m X 1.92 m

Recreation room 3.84 m X 1.96 m

Utility room Measurements not available

Living room 4.91 m X 4.14 m

Dining room 2.87 m X 1.34 m

Kitchen 2.87 m X 2.28 m

Primary Bedroom 4.09 m X 3 m

Bedroom 2 2.98 m X 2.55 m

Bedroom 3 3.19 m X 2.7 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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