



## St. Albert Alberta

\$259,900

PRIME RAVINE LOCATION with a WALKOUT BASEMENT! This immaculate 2-storey townhome is nestled in the sought-after community of Braeside. The spacious living and dining area offers an open layout perfect for entertaining. The bright kitchen features a large window, abundant natural light, and a garden door leading to the upper deck—ideal for BBQs and outdoor relaxation. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find 3 generously sized bedrooms and a updated 4-piece bath. The bright walkout basement offers a large family/rec room, 4th bedroom with an oversized window, laundry/utility room, and sliding patio doors that flood the space with natural light and lead to a private ground-level patio. Covered parking is just steps away. Located close to schools, parks, trails, shopping, public transit, and all amenities. Enjoy peaceful ravine living in an unbeatable location! Upgrades include new vinyl plank, carpet, washer and dryer. (id:6769)

Bedroom 4 3.68 m X 3.44 m

Recreation room 3.68 m X 3.44 m

Utility room 2.59 m X 3.51 m

Living room 3.46 m X 3.47 m

Dining room 3.48 m X 3.47 m

Kitchen 3.67 m X 3.49 m

Primary Bedroom 3.48 m X 3.47 m

Bedroom 2 3.66 m X 2.37 m

Bedroom 3 3.48 m X 2.8 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



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