



## Edmonton Alberta

**\$260,000**

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

Step into this move-in-ready 3-bedroom, 2-bath END-UNIT townhouse, perfectly situated just steps from Grey Nuns Hospital and the LRT station. The main level boasts a bright, spacious living room with large picture windows, newer laminate flooring, and an open-concept kitchen featuring a functional island, pantry, and stainless steel appliances. A cozy gas fireplace enhances the dining and living areas, while patio doors lead to a private deck--perfect for relaxing or entertaining. The lower level offers a generous primary bedroom, two additional bedrooms, a full bathroom, and convenient in-suite laundry. This home provides added privacy with separate front and rear entrances and two energized parking stalls right at your doorstep. Enjoy a partially fenced yard, low-maintenance condo living, and quick possession. Close to shopping, schools, scenic walking paths, and all major amenities, this home offers exceptional value in a prime location. (id:6769)

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Family room Measurements not available

**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