



## Edmonton Alberta

\$249,000

Located in the established Callingwood community in West Edmonton, this well-maintained 3-bedroom townhouse offers over 1,000 sq. ft. of functional living space. The bright open-concept layout features a spacious living area with large windows for natural light and a practical kitchen with generous cabinet and storage space. The upper level includes three well-sized bedrooms, while several updates throughout the home contribute to everyday comfort and functionality. The finished basement provides additional flexible space that may be suitable for a recreation room, home office, fitness area, or extra storage. Conveniently situated near West Edmonton Mall, schools, parks, walking trails, public transit, and a nearby golf course, this property offers access to major routes and surrounding amenities, making it suitable for families, first-time buyers, or investors exploring West Edmonton real estate opportunities. Nearby shopping, dining, and recreational amenities support a convenient lifestyle year-round. (id:6769)

Laundry room 3.14 m X 2.72 m

Recreation room 5.37 m X 4.04 m

Living room 3.49 m X 4.69 m

Dining room 2.38 m X 2.32 m

Kitchen 2.25 m X 2.35 m

Primary Bedroom 3.97 m X 2.78 m

Bedroom 2 2.88 m X 4.31 m

Bedroom 3 2.35 m X 3.26 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<https://www.kensu.ca/>



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