



## Edmonton Alberta

\$214,000

Beautifully renovated 3 bedroom, 2 full bath townhome in a well-managed complex with VERY LOW CONDO FEES-APPROXIMATELY \$200 BELOW AREA AVERAGE! Offering a rare combination of TWO FULL BATHROOMS AND A FINISHED BASEMENT, this home provides exceptional space and versatility. The south-facing fenced yard backs onto a park, adding both privacy and outdoor enjoyment. Numerous updates include a modern kitchen, upgraded flooring (laminated, carpet, tile & plank vinyl), fresh paint, lighting, interior doors, casings, baseboards, furnace, water heater and appliances. The complex has also been upgraded with newer vinyl siding, windows and doors, ensuring long-term value. The main floor features a spacious eat-in kitchen and large living room; upstairs offers 3 bedrooms and a 4-pce bath. The finished basement includes a family room, 3-pce bath, laundry and storage. Assigned parking plus optional leased stalls at very low rates. Ideally located near trails, Hermitage Park, schools, shopping, transit, and major routes! (id:6769)

Family room Measurements not available

Living room 3.5 m X 3.25 m

Dining room Measurements not available

Kitchen 4.06 m X 2.86 m

Primary Bedroom 3.41 m X 3.35 m

Bedroom 2 4.22 m X 2.35 m

Bedroom 3 3.19 m X 2.38 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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



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