



## Edmonton Alberta

\$324,900

Welcome to this modern and affordable 2-bedroom+den townhouse, ideally located across from a K-9 school in a convenient & family-friendly area. Featuring 9' ceilings on the main floor, this home offers a bright & open living space. The kitchen is equipped with new stainless steel appliances, quartz countertops & ample cabinet storage, making it perfect for both everyday living & entertaining. The dining area opens to a private balcony backing onto a park, providing a peaceful outdoor retreat. Completing the main floor is a bright & spacious living room & a 2-pce bath. Upstairs, you will find two spacious bedrooms, each with its own 4-pce ensuite & dual closets. The ground level includes a versatile den or home office, ideal for remote work or study. Enjoy the convenience of an attached garage along with additional driveway parking. Located steps from public transit & just minutes to Currents of Windermere, shopping & Anthony Henday Drive. A great opportunity for first-time buyers, downsizers, or investors (id:6769)

Living room 4.93 m X 4.06 m

Dining room 4.06 m X 2.76 m

Kitchen 4.06 m X 2.5 m

Den 2.29 m X 2.21 m

Laundry room Measurements not available

Storage Measurements not available

Primary Bedroom 5.52 m X 3.36 m

Bedroom 2 5.42 m X 3.35 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<https://rreg.ca/>



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