



## Edmonton Alberta

\$309,900

Charming townhouse in Albany with low condo fees! This home features central A/C, a 2-car garage, and ground-level laundry with foyer for convenience. Step upstairs to find a stylish main floor with hardwood flooring, a modern glass wall, and access to your private balcony. The kitchen boasts dark cabinetry, quartz countertops, and stainless steel appliances. On the upper level, the primary bedroom offers a 3-piece ensuite and walk-in closet, accompanied by two additional bedrooms and a full bath. Albany Trail Townhomes is located adjacent to walking trails & within walking distance to major retail shopping, restaurants & financial services including Walmart, Sobeys, Brown Socialhouse, Boston Pizza, and many more. With easy access to the Anthony Henday in less than 5 minutes, all this home needs is YOU! (id:6769)

Laundry room 2.96 m X 3.32 m

Mud room 1.76 m X 1.83 m

Living room 4.27 m X 5.91 m

Dining room 2.84 m X 2.96 m

Kitchen 2.84 m X 2.96 m

Primary Bedroom 2.29 m X 3.4 m

Bedroom 2 2.86 m X 2.89 m

Bedroom 3 3.18 m X 2.96 m

Listing Presented By:



Originally Listed by:  
Exp Realty

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

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net