



## Edmonton Alberta

\$254,999

Welcome to this well-maintained 1,000 sq. ft. townhouse offering exceptional value for first-time buyers, young families, or investors! Featuring 3 spacious bedrooms, a full 4-piece bathroom and a convenient 2-piece powder room, this home provides a functional layout with plenty of room to grow. The bright main floor offers a seamless flow between the living room, dining area and kitchen, highlighted by neutral paint colours and durable vinyl laminate flooring. The fully finished basement adds even more living space with a massive recreation room, laundry area and plenty of storage options. Ideally located directly across from Callingwood Elementary, Archbishop Oscar Romero High School, and just steps to the YMCA, parks and playgrounds. Minutes from Callingwood Market, shopping, restaurants and public transit, with quick and easy access to Whitemud Drive and Anthony Henday Drive. A fantastic opportunity in a convenient west-end location! (id:6769)

Family room 23.33 m X 5.39 m

Laundry room 3.89 m X 3.33 m

Storage 3.33 m X 2.28 m

Living room 3.38 m X 4.24 m

Dining room 2.23 m X 3.43 m

Kitchen 2.25 m X 2.71 m

Primary Bedroom 2.64 m X 3.77 m

Bedroom 2 3.32 m X 2.47 m

Bedroom 3 3.31 m X 2.86 m

Listing Presented By:



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