



## Edmonton Alberta

\$338,900

Located in The Courtyard, this well-maintained 2-storey townhouse offers thoughtful updates and a desirable west-end location with quick access to Anthony Henday, shopping, restaurants, and transit. The bright main level features a spacious living room with a cozy gas fireplace, while the large dining room window fills the kitchen and dining space with natural light. The kitchen offers newer appliances, including a dishwasher installed in 2025, updated cabinetry, and access to the private rear patio complete with a gas line for BBQing. Upstairs features convenient upper-floor laundry, two spacious bedrooms, including a primary suite with its own private balcony retreat. The lower level offers additional flex space with brand new carpet and direct access to the attached tandem garage. Additional upgrades include central A/C, furnace, and hot water tank all installed in 2025, plus central vacuum. Perfect for first-time buyers, investors, or low-maintenance living seekers. (id:6769)

Recreation room 2.84 m X 4.6 m

Living room 4.04 m X 6.6 m

Dining room 3 m X 2.82 m

Kitchen 3.2 m X 3.4 m

Primary Bedroom 3.68 m X 4.5 m

Bedroom 2 4.11 m X 3.3 m

Listing Presented By:



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NOW Real Estate Group



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