



## Edmonton Alberta

\$217,700

Updated and outstanding!!! Feel at home as you walk in the door of this fantastic 2-storey townhouse. Large entry with room for everyone to get shoes and coats off and on. This floorplan features SOOOO much natural light! The massive living room has brand new carpet, a gas fireplace and lots of windows. The dining area is the perfect size and again, has a massive window. The kitchen features lots of cabinets, pantry and great prep space! Head upstairs and you'll find 3 great bedrooms!!! The master is massive with room for a king size bed plus furniture plus more! And there is a big closet too. Other 2 rooms are a great size for kids, guests or a home office space. 5pc bathroom with 2 sinks to help keep everyone happy! Basement is partially finished for even more space! 3 year old furnace. New Paint! Great patio area with no grass to deal with. Perfect for spending a summer evening outside. 2 Parking Stalls. Close to schools, transit and so much more!!! some photos have been virtually staged (id:6769)

Recreation room 6.28 m X 6.69 m

Living room 3.8 m X 5.04 m

Dining room 2.62 m X 3.57 m

Kitchen 2.47 m X 3.57 m

Primary Bedroom 3.36 m X 4.24 m

Bedroom 2 2.92 m X 4.24 m

Bedroom 3 2.92 m X 2.83 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.daveryanrealestate.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.