



## St Albert Alberta

\$319,900

Welcome to this charming townhouse nestled in a sought-after mature neighbourhood where listings rarely come available! The home offers timeless character. Featuring 3 bedrooms up and 2.5 baths, the functional layout is perfect for families or those seeking low-maintenance living. Enjoy a sun-filled, west-facing open living area that creates a warm and inviting space for everyday living and entertaining. A formal sitting room tucked off the front entry adds flexibility for a home office or quiet retreat. Step outside to a newer composite back deck--perfect for relaxing or hosting summer evenings. The lower level offers convenient garage access to an oversized double attached garage, plus a den, laundry area, and ample storage. A newer high-efficiency furnace adds comfort and peace of mind. Located just steps to excellent schools, parks, and walking trails--this is a rare opportunity in a highly desirable location! (id:6769)

Den Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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Sarasota Realty



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