



## Edmonton Alberta

\$539,900

Welcome to this unique attached 1812 sq ft two storey residential townhouse with a walkout basement (no condo fees) in a terrific location just south of the University and Hospitals! The main floor has a large entryway, spacious living and dining rooms, a generous kitchen and adjacent breakfast nook/family room with a south facing balocony and two way gas fireplace and a convenient two piece guest bath. The upper level has a very roomy primary bedroom with a a 5 pce ensuite, walk in closet and private south facing balocony. There are two additional bedrooms and a small north facing deck facing the Campus. The walkout basement has it's own entrance and is a separate living space with a kitchen, 3 pce bath and bedroom area. The lower level also has a shared laundry and utility room. There is a double front drive with storage and an additional two parking spaces off the alley. This great property is walking distance to many of the amenities near the University and Whyte Ave. It's a must to view! (id:6769)

Second Kitchen 3 m X 4.52 m

Living room 4.61 m X 6.97 m

Dining room 2.89 m X 4.5 m

Kitchen 3.38 m X 3.97 m

Primary Bedroom 4.66 m X 4.52 m

Bedroom 2 3.08 m X 4.03 m

Bedroom 3 3.26 m X 3.96 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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