



## Edmonton Alberta

\$409,000

This well-maintained townhome offers a prime location with immediate access to bike trails and walking paths. The main floor features a thoughtful open-concept layout, where a modern kitchen and dining area flow into a spacious living room. Large windows provide abundant natural light, complemented by a gas fireplace and upgraded engineered hardwood flooring. The kitchen is well-appointed with stainless steel appliances, quartz countertops, and a walk-in pantry. Patio doors lead to a private, fully fenced backyard. Upstairs, find three generous bedrooms, a full bath, and an ensuite, all in pristine condition. The property offers significant value-add potential with a separate entrance and roughed-in plumbing in the basement for a future suite. A detached garage ensures weather-protected parking. Located minutes from 124 St, the Brewery District, and Downtown. This home provides exceptional connectivity, hop on your bicycle and be at the U of A in less than 30 mins! Come see this wonderful home! (id:6769)

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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