



## Edmonton Alberta

\$459,900

Beautifully maintained and impeccably designed, this exceptional townhome in the desirable Banks of Cavanagh offers a rare blend of style, comfort, and natural serenity. Backing onto the picturesque Blackmud Creek ravine with no neighbours to the south, you'll enjoy peaceful views and direct access to scenic walking trails. The bright, open-concept main floor showcases 9-foot ceilings, large windows, and a modern kitchen with ss appliances, quartz countertops, and seamless flow for everyday living and entertaining. Thoughtfully designed, it features a walk-through mudroom from the double attached garage and central A/C for year-round comfort. Upstairs offers a cozy family room, convenient laundry, and three spacious bedrooms, including a refined primary retreat with a spacious walk-in closet and private 4-pc ensuite. An unfinished basement with roughed-in plumbing provides future potential. Ideally located just minutes from South Edmonton Common and all amenities. A true MUST SEE property! (id:6769)

Living room 12'2 x 12'3

Dining room 9'2 x 9'10

Kitchen 9'3 x 10'10

Family room 11'8 x 14'6

Primary Bedroom 12'6 x 14'5

Bedroom 2 8'6 x 11'2

Bedroom 3 8'4 x 12'3

Listing Presented By:



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