



## Edmonton Alberta

\$330,000

Stylish modern pond facing townhouse in the desirable Mira at Poplar Lake! This bright south facing home offers well designed living space with 3 bedrooms and 2.5 bathrooms. The open concept second floor features a light filled living area with laminate flooring and a modern kitchen with ceiling height cabinetry, quartz countertops, and a large island with breakfast bar. Step out to the deck with gas hookup, perfect for summer BBQs. The top level includes a spacious primary bedroom with two closets and a private 3 piece ensuite, plus two additional generously sized bedrooms, a 4 piece bath, and laundry. The ground floor features a double attached garage and a versatile flex room with wet bar, ideal for a home office, fitness space, or media room. Dog and cat friendly for up to 2 pets, with visitor parking and easy access to Poplar Lake walking trails, Anthony Henday, downtown, Edmonton Garrison, schools, shopping, and amenities. Don't miss this opportunity to make it yours today! (id:6769)

Bonus Room 3.1m x 2.2m

Living room 5.5 m x 3.9m

Dining room 4.6m x 2.8m

Kitchen 4.8m x 2.9m

Primary Bedroom 3.7m x 5.1m

Bedroom 2 2.7m x 3.4m

Bedroom 3 2.7m x 3.8m

Listing Presented By:



Originally Listed by:  
Century 21 Reward Realty

**Ahmad Sai**  
**RE/MAX** RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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