



Edmonton Alberta

\$299,900

WELCOME HOME! Move-in ready and perfect for families, this spacious 4-bedroom, 1.5-bath townhouse could have you settled in before the new school year! A rare WALKOUT BASEMENT offers a family room, laundry, storage and 4th bedroom, while the fenced backyard backs directly onto a peaceful RAVINE, creating a private, nature-filled retreat. Ideally located within walking distance of schools, including Cogito and French Immersion programs, plus parks, amenities, and recreation. Commuting is easy with quick access to Whitemud Drive, transit, and the LRT. Low condo fees cover snow removal, front lawn maintenance, and recent improvements including new sidewalks, grading, and sod (2025), with additional landscaping planned. Features include large upstairs bedrooms, assigned powered parking, newer hot water tank, washer and dryer, 7 appliances including a gas range and new dishwasher, granite countertops, hardwood floors, jetted tub, oversized balcony, abundant natural light, and all window coverings included. (id:6769)

Recreation room 4.35 m X 4.62 m

Bedroom 5 2.6 m X 4.62 m

Storage 4.67 m X 3.93 m

Utility room 2.1 m X 1.94 m

Living room 4.19 m X 4.7 m

Dining room 2.55 m X 2 m

Kitchen 2.53 m X 3.47 m

Den 2.67 m X 3.19 m

Primary Bedroom 3.39 m X 3.68 m

Bedroom 2 3.51 m X 3.94 m

Bedroom 3 3.24 m X 3.92 m

Listing Presented By:



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MaxWell Progressive

<http://www.smartmovesyeg.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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