



## 3311 58 Street Edmonton Alberta

\$242,500

IDEAL LOCATION JUST STEPS FROM THE GREY NUNS HOSPITAL! This 3-bedroom, 1.5-bathroom townhouse offers a functional layout and an unbeatable location for families or anyone looking to be close to everyday amenities. Step inside to a spacious living and dining area featuring a cozy gas fireplace, creating a welcoming space to relax or entertain. At the back of the home, the kitchen overlooks a good-sized deck, perfect for enjoying your morning coffee or summer evenings. The rear-facing window also offers a convenient view toward the hospital. Upstairs, you'll find a generous primary bedroom, two additional bedrooms, and a full 4-piece bathroom. The undeveloped basement provides plenty of potential for future development, storage, or additional living space. With 2 parking stalls located directly in front of the unit, convenience is at your doorstep. Located close to Grey Nuns Hospital, shopping, schools, parks, and other amenities, this townhouse offers a fantastic opportunity in a highly convenient location. (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.17 Ft x 12.00 Ft

Bedroom 12.33 Ft x 9.17 Ft

Bedroom 11.17 Ft x 9.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Living room 12.67 Ft x 12.08 Ft

Dining room 12.25 Ft x 7.17 Ft

Kitchen 12.33 Ft x 8.67 Ft

Listing Presented By:



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RE/MAX real estate central alberta



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