



## Edmonton Alberta

\$309,950

Fantastic townhome for a young couple. Fenced, easy to maintain front yard, concrete pad for your patio set. Front foyer with guest closet, opens to Spacious livingroom and plenty of space for your furniture. Elegant kitchen, espresso cabinets, working island, marble countertops and high-end stainless-steel appliances. Two large windows bathing the kitchen and dining nook for your large dining room table. Guest bathroom and Laundry on main floor. Upper level has 3 bedrooms, Master bedroom can accommodate a king-sized bed, 4 piece ensuite and walk-in closet. Lower level developed mudroom/entry, utility room and direct access to double garage. Many upgrades include rich hardwood floors throughout the main floor, Central Air-Conditioner, New On-Demand Hot Water System with 10-year warranty, High-efficiency Furnace and Heat recovery unit. Great location backing on walk-in trail, to parks, playgrounds and Clareview Rec Centre. Easy access to Anthony Henday, shopping, LRT and bus services to the University. (id:6769)

Mud room 2.57 m X 1.19 m

Living room 3.9 m X 3.16 m

Dining room 3.34 m X 1.87 m

Kitchen 3.42 m X 2.77 m

Laundry room 0.96 m X 1.03 m

Primary Bedroom 4.26 m X 3.39 m

Bedroom 2 3.02 m X 2.68 m

Bedroom 3 3.02 m X 2.73 m

Listing Presented By:



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Keystone Realty

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



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