



## Edmonton Alberta

\$269,900

This 3-Bedroom END-UNIT townhome has been BEAUTIFULLY RENOVATED. The entire main level offers HARDWOOD and TILE throughout and being a CORNER-UNIT, brings in TONS OF SUNLIGHT. The KITCHEN is BRIGHT with a SPACIOUS DINING NOOK and provides lots of counter space, new appliances, with a BRAND NEW STOVE TOP. The Open living room is BEAMING with NATURAL LIGHT from the LARGE WINDOW and NEW PATIO DOOR. A renovated 2-PC bathroom completes the main floor. Upstairs features 3 bedrooms, including a KING SIZED PRIMARY SUITE with NEW CUSTOM CLOSEST DOORS with Luxury Vinyl Plank throughout the second level. The Main 4-PC bathroom has been COMPLETELY RE-DONE with new Sub-floor, New Tub & Surround, new Toilet & vanity, and new Linoleum flooring. The Partially finished basement has a spacious laundry area with sink and a large Storage/Workshop space. Outside the backyard has a NEW DECK, Vinyl fencing & Fruit Trees, all with a SUNNY WEST FACING EXPOSURE. The community of YellowBird Gardens is full of great neighbours! (id:6769)

Laundry room 5.12 m X 3.09 m

Storage 5.12 m X 3.1 m

Living room 5.34 m X 3.33 m

Dining room 2.77 m X 2.85 m

Kitchen 2.46 m X 3.34 m

Primary Bedroom 4.65 m X 3.73 m

Bedroom 2 2.7 m X 4.11 m

Bedroom 3 2.53 m X 3.57 m

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.