



## Edmonton Alberta

\$345,800

Stunning & well maintained 2 BDRM TOWNHOUSE W/ 2 ENSUITES, tandem 2 car garage, NO CARPET & fenced front yard in the desirable Glenridding Heights! This home offers style & functionality w/ 1150 sf of thoughtfully designed space. Ideal for a 1st time home buyer or investor! Open-concept layout and 9ft ceilings on the main flr seamlessly connect the living room, dining nook, kitchen, and patio. Great for relaxing & entertaining! Kitchen features a large island w/ eating bar, quartz countertops, S/S appliances, sleek white cabinets, subway tile backsplash & tons of storage. Upstairs, you'll find two generously sized bedrooms, both with their own full 4-pc bath ensuites and walk in closets - perfect for two roommates or a couple. Additional features include HRV & tankless hot water for lower utility bill. Conveniently located close to schools, transit, Currents of Windermere, Jagare Ridge Golf, & Movati gym. Quick access to major routes incl Henday & Rabbit Hill Rd for effortless city wide commuting. (id:6769)

Living room 3.78 m X 3.47 m

Kitchen 3.05 m X 2.53 m

Primary Bedroom 3.47 m X 3.47 m

Bedroom 2 3.9 m X 3.02 m

Breakfast 2.96 m X 2.44 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**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](mailto:ahmadsai@remax.net)