



## Edmonton Alberta

\$425,000

Welcome to this beautifully maintained 3-storey townhouse in the desirable community of Graydon Hill! A spacious foyer welcomes you into the entry level featuring a versatile office/den—perfect for working from home, gym space, or flex area—along with access to the double attached garage. The bright main level offers an open-concept layout with a sun-filled living room featuring large windows, electric fireplace & access to the balcony. The stylish kitchen showcases quartz countertops, stainless steel appliances, tiled backsplash, two-tone cabinetry, island seating & ample cabinet space, while the dining area is nicely positioned by large corner windows. A convenient 2-pc bath completes this level. Upstairs features a spacious primary bedroom with walk-in closet & 3-pc ensuite, 2 additional bedrooms, a 4-pc bath & upper-floor laundry. Includes central A/C & HRV system. Close to walking trails, golf course, shopping, schools, Anthony Henday & Edmonton International Airport. (id:6769)

Office 3.5m x 3.1m

Living room 5.8m x 6.4m

Dining room 3.0m x 2.4m

Kitchen 3.9m x 4.5m

Primary Bedroom 4.7m x 4.3m

Bedroom 2 2.9m x 3.4m

Bedroom 3 2.9m x 3.2m

Listing Presented By:



Originally Listed by:  
E4 Realty

<https://homeswithmanmeet.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.