



## Edmonton Alberta

\$365,000

Welcome to this well-appointed 3 bedroom, 2.5 bath townhouse in the desirable Grovenor neighbourhood, just minutes from downtown, the RIVER VALLEY, excellent restaurants, and transit. The main floor features Brazilian HARDWOOD floors, a modern maple kitchen with ample workspace, and a cozy gas FIREPLACE anchoring the open concept living area. Upstairs offers a primary bedroom with ENSUITE, a second bedroom, full bath, and a flexible space ideal for a HOME OFFICE or reading nook. Enjoy central AIR CONDITIONING for year-round comfort. The partially finished basement includes a third bedroom, spacious FAMILY ROOM, laundry, and a rough-in for an additional bathroom. This townhouse is part of a well maintained, self-managed four-plex with an interior COURTYARD and detached garage, an excellent place to call HOME! (id:6769)

Family room 4.28 m X 4.37 m

Bedroom 3 3.42 m X 2.78 m

Living room 5.37 m X 4.71 m

Kitchen 2.73 m X 4.21 m

Primary Bedroom 3.41 m X 3.08 m

Bedroom 2 2.51 m X 3.08 m

Office 1.77 m X 2.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.dianethomas.ca/>



**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.