



## Edmonton Alberta

\$359,999

In a great location, right across from the park and visitor parking and an outward facing front yard. This 1214 square feet above ground, 3 bed 3 bath townhome includes a FULLY FINISHED LOVER LEVEL that includes a den and laundry room as well as a fully finished and painted garage. In this home you will find an open-concept main floor where a gourmet kitchen featuring a plethora of cabinets and counter space and stainless appliances. Your stylish living room is family functional and a charming fireplace makes for a great place to gather around with your tribe! On the second floor, you'll find a 4pc family bathroom, and three spacious bedrooms including a master retreat where you can rest and relax or get ready for the day in your own ensuite! Additionally, the oversized single garage will keep you warm without having to go outside. (id:6769)

Den 13'4" x 6'7"

Laundry room 11'5" x 5'8"

Living room 13'10" x 13'6"

Dining room 13'7" x 6'11"

Kitchen 14' x 10'

Primary Bedroom 11'3" x 13'9"

Bedroom 2 14'4" x 8'6"

Bedroom 3 8'11" x 8'5"

Listing Presented By:



Originally Listed by:  
Century 21 Quantum Realty



**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.