



## Edmonton Alberta

\$240,000

Welcome to this spacious and well-maintained 3-bedroom townhome in the heart of La Perle! Enjoy comfortable, everyday living with a large living room, a generous dining area, and a practical kitchen with ample storage. Upstairs features 3 well-sized bedrooms and an updated full bath, while the partially finished basement adds extra living space for a family room, home gym, office, or play area. Your private fenced backyard is perfect for summer BBQs, pets, and relaxing outdoors. Includes parking stalls right outside your door. Located minutes from West Edmonton Mall, parks, schools, shopping, restaurants, transit, and quick access to Whitemud and Anthony Henday, this home offers an unbeatable west-end lifestyle for first-time buyers or investors. Some pictures have digital furniture. (id:6769)

Family room Measurements not available

Living room 17'4" x 9'8"

Dining room 11'8" x 8'5"

Kitchen 9'11" x 10'3"

Primary Bedroom 15' x 12'3"

Bedroom 2 8'9" x 10'6"

Bedroom 3 8'2" x 15'3"

Listing Presented By:



Originally Listed by:  
Liv Real Estate



**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.