



## Edmonton Alberta

\$364,900

Welcome to this bright and spacious 2-storey townhome in the heart of family-friendly Secord! Just minutes from schools, parks, and the Anthony Henday, this is a perfect spot for first-time buyers or investors. Enjoy a sun-filled main floor with a south-facing living room, a 2-piece bathroom, and a smartly designed kitchen offering loads of cabinet space. Past the dining room, you will find a spacious 6'9x19'7 north-facing balcony for shady summer afternoons, complete with natural gas BBQ hookup. Head upstairs to your roomy primary bedroom with a walk-in closet & 3-piece ensuite, 2 more bedrooms, and a full 4-piece bath. Downstairs, a large flex space gives you the opportunity for a large foyer plus storage, or whatever you want to do with it! Need space for your vehicles and gear? The 19'3x25' double attached garage has you covered. With natural light throughout and a layout that makes sense, this home combines comfort, convenience, and a great location. (id:6769)

Utility room 1.04 m X 3.05 m

Living room 4.69 m X 4.32 m

Dining room 3.49 m X 4.83 m

Kitchen 3.06 m X 2.91 m

Primary Bedroom 3.63 m X 4.38 m

Bedroom 2 2.87 m X 3.61 m

Bedroom 3 2.85 m X 3.64 m

Listing Presented By:



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RE/MAX Excellence

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