



## Edmonton Alberta

\$199,900

Welcome to this well-located townhouse offering convenience and comfort in a family-friendly community. Enjoy the benefit of an assigned parking stall right next to the unit for easy access. The main floor features a 2-piece bathroom, a bright dining area with built-in storage, a spacious galley-style kitchen, and a large living room at the back that opens to your own private fenced outdoor space. Upstairs, you'll find 3 generously sized bedrooms, a 4-piece bathroom, and ample closet space. The basement adds incredible value with lots of shelving, a large rec room area, and a utility room with extra storage. Ideally located across from Duggan Park, steps from schools, and just a 5-minute drive to South Edmonton Common. Nestled behind Calgary Trail, you'll have quick access to shops, dining, and all amenities - everything you need is just minutes away! (id:6769)

Utility room 3.42 m X 2.4 m  
Recreation room 5.44 m X 4.08 m  
Laundry room 5.31 m X 3.54 m  
Living room 5.47 m X 4.36 m  
Dining room 2.6 m X 3.7 m

Kitchen 2.31 m X 2.49 m  
Primary Bedroom 4.63 m X 3.7 m  
Bedroom 2 2.67 m X 4.4 m  
Bedroom 3 2.68 m X 3.81 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.jessiemccracken.com/>



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