



## Edmonton Alberta

\$336,900

THE PRICE IS RIGHT! This 1660 SQ FT END UNIT WITH DOUBLE ATTACHED Tandem GARAGE, 3 BEDROOMS, 2.5 BATHS is the SUPERIOR CHOICE for BUILDING EQUITY, Only 2 minutes to Anthony Henday with GRANITE COUNTERTOPS & AIR-CONDITIONING SYSTEM. Your monthly expenses are PREDICTABLE, This allows you to allocate more capital toward your business or your next investment. In an older detached home, your weekends are spent on labour--shoveling snow, mowing the lawn, and fixing. That labour is outsourced with LOW Maintenance Fees. You reclaim 10-15 hours a month to spend at Big Lake or with your family and business. 2016 NEWER BUILD APPRECIATION. Starling's MODERN CONSTRUCTION (2014+) ensures better thermal retention. As energy costs rise, HIGH-EFFICIENCY HOMES like this one will APPRECIATE faster than LEAKY older homes. DON'T BUY A JOB, BUY A LIFESTYLE of a MODERN NATURALIST AESTHETIC without sacrificing your CONNECTIVITY TO THE AMENITIES, University of Alberta, NAIT. AS A CORNER UNIT, Your Granite surfaces catch the SUN. (id:6769)

Utility room 4.31 m X 1.94 m

Living room 5.84 m X 6.39 m

Dining room 3.55 m X 3.35 m

Kitchen 3.78 m X 2.49 m

Primary Bedroom 3.55 m X 3.23 m

Bedroom 2 3.05 m X 2.9 m

Bedroom 3 3.21 m X 2.81 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.polarissells.com/agents/Rachel-Gubaton/>

**Ahmad Sai**   
**RE/MAX** RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)