



Edmonton Alberta

\$317,000

Corner Unit Country! This bright 3 BR end unit in The Orchards offers extra windows, privacy and a double attached garage. The open main floor features hardwood and tile, a spacious living room, dedicated dining area, powder room and a kitchen with granite counters, full height cabinetry, stainless steel appliances, tile backsplash and a large peninsula with seating. Step onto the balcony off the kitchen or enjoy the private fenced yard with mature landscaping and a natural gas connection for BBQ. Upstairs offers 3 BRs, including a primary suite with a walk-in closet and private 3-pc ensuite, plus a full main bath. The lower level includes laundry, utility space and storage. Set beside green space and walking paths, this home blends convenience, comfort and natural light. Lawn care and snow removal are included in the condo fee. Orchards HOA residents enjoy access to the Club House, spray park, playgrounds, skating rinks, tennis courts, community gardens, programs and year-round events. (id:6769)

Living room 10'5" x 11'4"

Dining room 14' x 7'10"

Kitchen 17'5" x 13'11"

Primary Bedroom 16' x 12'8"

Bedroom 2 8'8" x 14'5"

Bedroom 3 8'5" x 8'10"

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.yegagents.ca/>



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.