



## Edmonton Alberta

\$310,000

Built in 2023 and still covered by transferable new home warranty, this tenant-occupied 3-bedroom, 2.5-bath townhouse in The Orchards at Ellerslie offers modern appeal in one of Southeast Edmonton's most sought-after communities. The main floor features a stylish white kitchen with quartz countertops, kitchen island for dining & entertaining, and half bath for guests. Sliding doors off the dining area to the back deck. Upstairs includes a spacious primary suite with ensuite, two additional bedrooms, full bath, and convenient upper-floor laundry. The unfinished basement offers future development potential. Single attached garage for parking. The low condo fees cover exterior maintenance, reducing landlord responsibilities and operating stress. Residents enjoy exclusive access to the community amenities just 2 minutes away: clubhouse, splash park, skating rink, playgrounds, sports courts, gardens, and tool lending program. Great rental unit for experienced & first time landlords alike. (id:6769)

Living room 2.2 m X 3.05 m

Dining room 1.82 m X 3.05 m

Kitchen 3.16 m X 3 m

Primary Bedroom 4.03 m X 3.05 m

Bedroom 2 2.9 m X 4.76 m

Bedroom 3 2.8 m X 5.42 m

Listing Presented By:



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Grassroots Realty Group

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