



## Edmonton Alberta

\$255,000

Perfectly positioned across from beautiful green space and the river, this stylishly updated 3-bedroom, 1.5-bath townhouse offers comfort, convenience, and value. Located in sought-after Cannon Ridge, just minutes from Yellowhead Trail and Victoria Trail, you'll enjoy easy access to schools, shopping, transit, playgrounds, and scenic river valley trails. Recent upgrades include stunning quartz countertops, upgraded appliances, and durable vinyl plank flooring throughout the main floor. The bright kitchen also features a large pantry for added storage. Upstairs you'll find three spacious bedrooms and a full bath. The unfinished basement offers excellent flexibility with a bathroom already roughed in, making it ideal for a future development, recreation room, or play area. Complete with an attached garage, front driveway, private rear patio, and access to common green space, this move-in-ready home is an excellent opportunity for families and investors alike. (id:6769)

Living room 2.76 m X 5.24 m

Dining room 2.44 m X 2.64 m

Kitchen 2.44 m X 2.6 m

Primary Bedroom 4.49 m X 4.19 m

Bedroom 2 3.82 m X 2.57 m

Bedroom 3 3.42 m X 2.56 m

Listing Presented By:



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