



## Edmonton Alberta

\$300,000

UPDATED 4 BEDROOM TOWNHOME NEAR GREY NUNS HOSPITAL & LRT: Welcome to this well-kept, 4-bedroom townhome offering over 1,150 sq.ft. above grade plus a finished basement--rare in this community! The standout feature is the fully renovated kitchen, a unique upgrade in the complex, opening to a bright dining and living area. The main floor includes a convenient half bath, while the upper level has three bedrooms and a full bath. Downstairs, enjoy a finished basement with a second full bath, spacious rec room, and a 4th bedroom. Located steps from Grey Nuns Hospital, shopping, schools, and dining--with the Light Rail Transit (LRT) just around the corner--this home offers unbeatable convenience where a car is optional. Surface parking included, plus forced-air heating for year-round comfort. A great opportunity for first-time buyers, downsizers, or investors alike. Don't miss it! (Some photos have been staged or digitally modified.) (id:6769)

Family room 4.30 x 5.25

Bedroom 4 2.58 x 3.32

Laundry room 6.47 x 2.66

Living room 4.72 x 3.40

Dining room 3.06 x 2.76

Kitchen 5.33 x 2.61

Pantry .56 x 0.47

Primary Bedroom 3.40 x 4.65

Bedroom 2 2.39 x 2.53

Bedroom 3 2.67 x 2.61

Listing Presented By:



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RE/MAX Real Estate

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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net