



## Edmonton Alberta

\$459,900

~ STUNNING 3 STOREY TOWNHOUSE in RIVERDALE ~ 3 BEDROOMS, 3.5 BATHS ~ DOUBLE ATTACHED TANDEM GARAGE ~ CENTRAL AIR CONDITIONING ~ ABSOLUTELY MINT CONDITION FROM TOP TO BOTTOM ~ ROOF TOP PATIO ~ Check out this amazing townhouse located just a few blocks to the river valley and downtown Edmonton. The home has been exceptionally maintained and features new paint and carpet, New Furnace (2023), New Hot Water Tank (2022), and a new central vacuum (2023). The unit is bright and open and has a balcony off of the main floor living room, lots of kitchen cabinetry, granite countertops, STAINLESS STEEL APPLIANCES, large pantry and formal dining area. On the second floor there are 2 huge bedrooms and 2 full baths. The top floor has a large loft area which could be used as a third bedroom, office or a bonus room/family room, plus there is a roof top patio and full bath as well. The garage easily holds 2 cars. The location is second to none, close to Golf, Downtown and the River Valley. (id:6769)

Utility room 2.17 m X 4.85 m

Mud room 2.2 m X 2.53 m

Living room 3.78 m X 5.66 m

Dining room 2.35 m X 2.75 m

Kitchen 4.34 m X 3.67 m

Laundry room 2.12 m X 2.1 m

Den 3.95 m X 3.16 m

Primary Bedroom 4.17 m X 5.09 m

Bedroom 2 3.79 m X 4.85 m

Bedroom 3 3 m X 3.66 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<http://www.chetaylor.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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