



Edmonton Alberta

\$374,500

LANDMARK-built townhouse offering 1,465 sq. ft. of thoughtfully designed living space in desirable Blue Quill. Features 3 BEDROOMS, 2.5 BATHROOMS, a versatile FLEX ROOM, and a DOUBLE ATTACHED GARAGE with recently installed SMART GARAGE DOOR OPENER (app controlled). Bright open-concept layout with an L-SHAPED KITCHEN, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, modern cabinetry, and a LARGE WINDOW providing excellent natural light. Durable VINYL PLANK FLOORING throughout with NO CARPET. Energy-efficient construction includes TRIPLE-PANE WINDOWS and a LIFEBREATH HRV SYSTEM for improved comfort and indoor air quality. Well-maintained home offering excellent value in a sought-after southwest Edmonton location. Conveniently located at 5 to 7 minutes walk to the CENTURY PARK LRT, near schools, shopping, restaurants, parks, and major amenities. Ideal for first-time buyers, professionals, young families, or investors seeking a move-in-ready property with modern finishes and low-maintenance living. (id:6769)

Den 9'1" x 7'4"

Living room 17'3" x 12'1"

Dining room 13'10" x 9'3"

Kitchen 15'7" x 12'

Primary Bedroom 12' x 15'2"

Bedroom 2 8'3" x 10'11"

Bedroom 3 8'7" x 10'11"

Listing Presented By:



Originally Listed by:
Exp Realty



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.