



## Edmonton Alberta

\$339,900

Live at Mirra at Poplar Lake! This 3-storey townhouse offers 3 bedrooms, 2.5 baths, and a double attached garage. The main living level features 9' ceilings and an open-concept layout. The modern kitchen showcases ceiling-height cabinetry, stainless steel appliances, quartz countertops, a large island, pantry, and ample storage. The dining and living areas are perfect for entertaining, while the west-facing balcony with gas BBQ hookup provides the ideal spot to enjoy fresh air. A 2-piece powder room completes this level. Upstairs, the large primary bedroom includes a full ensuite and dual closets. Two additional bedrooms share a second full bathroom and laundry is located on the upper floor. Situated in the desirable Klarvatten community, steps from Poplar Lake and walking trails, with quick access to the Anthony Henday, downtown, CFB Edmonton, schools, shopping, and amenities. Ideal for anyone seeking a low-maintenance lifestyle. Quick Possession! (id:6769)

Living room 3.19 m X 4.33 m

Dining room 2.74 m X 4.33 m

Kitchen 2.94 m X 4.58 m

Primary Bedroom 5.15 m X 3.8 m

Bedroom 2 3.85 m X 2.7 m

Bedroom 3 3.39 m X 2.75 m

Listing Presented By:



Originally Listed by:  
One Percent 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.