



## Edmonton Alberta

\$325,000

Available immediately & in an amazing location! This bright 3 bedroom, 2.5 bathroom CORNER UNIT features an open-concept layout, perfect for entertaining, with neutral finishes throughout. The kitchen offers plenty of cupboard and counter space. Surrounded by windows, it overlooks the dining area which opens onto the balcony. You'll also love the large living room and tucked away 2-pc bathroom. Upstairs you'll find a spacious primary bedroom with a walk-in closet and 4-pc ensuite, along with 2 additional generously sized bedrooms, one with its own walk-in closet. UPSTAIRS LAUNDRY and a 4-pc bathroom complete this floor. A rare bonus for a modern townhome, the full basement is ideal for a gym, office, or storage. Additional features include a SECOND covered balcony upstairs, a single attached garage and full driveway. Minutes from shopping, transit, schools, restaurants, and the Heritage Valley Library, with quick access to Anthony Henday Drive and Calgary Trail. (id:6769)

Living room 3.99 m X 4.35 m

Dining room 2.43 m X 4.06 m

Kitchen 2.92 m X 4.06 m

Primary Bedroom 3.65 m X 4.23 m

Bedroom 2 3.37 m X 3.93 m

Bedroom 3 3.01 m X 3.51 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



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