



## Edmonton Alberta

\$359,900

This beautiful European-inspired townhouse in sought-after Callaghan blends charm, comfort, and convenience. Boasting 3 spacious bedrooms and 2.5 bathrooms, this former show home features a bright open-concept layout, a modern kitchen with plenty of storage, and a private balcony perfect for your morning coffee. The serene primary suite includes a spacious closet and ensuite for your comfort. Laundry is conveniently located on the third level near the bedrooms. Need to work from home? The main floor office space offers just the right amount of privacy. Enjoy the benefits of A/C, a double attached insulated garage, and low-maintenance living. Tucked away for peace and quiet, yet close to schools, shopping, parks, and major roadways, this rare gem offers the best of both worlds. Whether you're a first-time buyer, a young family, or an investor, this property is a standout opportunity in one of Edmonton's most desirable communities. (id:6769)

Living room 5.56 m X 3.94 m

Dining room 4.58 m X 2.81 m

Kitchen 4.85 m X 2.98 m

Office 3.09 m X 2.25 m

Utility room 2.28 m X 1.28 m

Primary Bedroom 3.81 m X 5.18 m

Bedroom 2 2.69 m X 3.82 m

Bedroom 3 2.78 m X 3.39 m

Listing Presented By:



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