



Edmonton Alberta

\$364,900

Astonishing abode in Allard! This 1500 sqft 3-storey townhouse is the perfect starter home! Featuring 3 bedrooms, 2.5 bathrooms, den, and double attached garage, this townhouse offers unparalleled value. The main floor has an open den space that's ideal for home office/business. Upstairs, is an open-concept floor plan complimented by tall 9' ceilings and wide plank luxury laminate flooring. Unobstructed sunlight from your South-facing windows offers natural light all day long. The U-shaped kitchen provides plenty of counter space and is equipped with modern, dark tone cabinets, quartz countertops, and stainless steel appliances. Additionally, you'll find a well-sized dining area, comfortable living room, half bathroom, and a large balcony ideal for grilling with BBQ hook-up. The top floor consists of 3 bedrooms, a 4pce bathroom, a 3pce ensuite, and a convenient stacked washer/dryer. Walking distance to Dr. Lila Fahlman School and Dr. Anne Anderson High School. (id:6769)

Den 2.13 m X 3.26 m

Living room 3.1 m X 4.34 m

Dining room 2.73 m X 3.57 m

Kitchen 2.84 m X 3.43 m

Primary Bedroom 5.09 m X 3.85 m

Bedroom 2 3.81 m X 2.67 m

Bedroom 3 3.4 m X 2.74 m

Laundry room 0.81 m X 1.04 m

Listing Presented By:



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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net