



## Edmonton Alberta

\$284,000

Welcome to your charming end-unit townhouse in the west end community of Lymburn. This gem features a spacious main floor with soaring open-to-below ceilings in the living room, where a cozy gas fireplace creates the perfect ambiance. Updated hardwood and tile floors add elegance throughout. Kitchen is functional with ample counterspace and wood cabinets & stainless steel appliances. Upstairs, a versatile loft overlooks the living space—ideal for a third bedroom, cozy retreat, or work from home space—plus two inviting bedrooms and a full bathroom. The partly finished basement offers a large rec room, rough-in for a bathroom, and a handy laundry room & newer (2023) A/C ready furnace. Outside, a south-facing yard with a deck and petite patio is perfect for morning coffee or evening stargazing. Recent exterior upgrades, including shingles and vinyl windows, ensure lasting appeal. With a single attached garage, this home blends style and function beautifully. \*virtually staged\* (id:6769)

Living room 4.14 m X 4.14 m

Dining room 2.82 m X 2.74 m

Kitchen 2.9 m X 2.74 m

Primary Bedroom 3.94 m X 4.1 m

Bedroom 2 2.75 m X 3.8 m

Bonus Room 3.12 m X 3.36 m

Listing Presented By:



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