



## Edmonton Alberta

\$384,800

Built by Landmark - style, space, and smart design come together in this well-maintained 3 bed, 2.5 bath townhouse in sought-after Glenriding Heights, complete with a double attached garage and fenced front yard. At 1445 sf, it's an ideal fit for first-time buyers and investors alike. A versatile ground-floor flex space adapts to your needs: home gym, office, or extra storage. On the main floor, 9ft ceilings and an open-concept layout connect living, dining, and kitchen for easy everyday living and effortless entertaining. The kitchen anchors it all with a large island and eating bar, quartz counters, S/S appliances, ceiling-height cabinetry, and storage to spare. The upper level hosts a primary retreat with walk-in closet and 3pc ensuite, plus two well-sized bedrooms. HRV and tankless hot water add year-round efficiency. Minutes from schools, transit, Currents of Windermere shopping/restaurants, Jagare Ridge Golf, and Movati gym with quick access to the Henday and Rabbit Hill Rd for commuting citywide. (id:6769)

Living room 4.08 m X 3.69 m

Kitchen 3.08 m X 2.68 m

Primary Bedroom 3.63 m X 2.41 m

Bedroom 2 3.35 m X 2.53 m

Bedroom 3 3.32 m X 2.62 m

Breakfast 3.63 m X 2.41 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.alangee.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.