



Edmonton Alberta

\$490,000

Walk to University & River Valley trails!! LOCATION+++ This ORIGINAL owner townhouse has been extremely well cared for and UPGRADED. Evident pride of ownership! Complex has newer windows and shingles replaced approx. 2012. Main floor features upgraded kitchen (with breakfast nook), American Cherrywood hardwood floors, large formal dining room, living room with gas fireplace and access to your private patio (natural gas BBQ outlet) and garden area. Main level also has a spacious den + 2 piece bath. Upper level has large primary bedroom with direct access to full bathroom + 2nd bedroom. Lower level rec room (all furniture can be included -- hide-a bed; shelving unit; TV + Stand; computer/desk/chair). plus 3 piece bath. Mechanical room (freezer + water softener inc.) with direct access to parkade and THREE TITLED parking stalls. Extra private ATTIC STORAGE SPACE with access through primary bedroom. (id:6769)

Family room 4 m X 3.44 m

Living room 4.09 m X 3.95 m

Dining room 3.11 m X 2.4 m

Kitchen 5.15 m X 2.32 m

Den 3.08 m X 3.28 m

Primary Bedroom 3.92 m X 4.11 m

Bedroom 2 3.4 m X 3.47 m

Listing Presented By:



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