



## Edmonton Alberta

\$310,000

This stunning end-unit townhome boasts a double-car garage and a host of captivating features. Step inside to discover an inviting living room, complemented by a large bay window and a cozy fireplace. A convenient half bath on the main floor adds a practical touch. The functional kitchen is complete with a window over the sink, a pantry, and an adjacent dining area with access to a back deck via sliding doors. The expansive communal yard, meticulously maintained by the condo, offers a perfect spot for outdoor activities and relaxation. Upstairs, you'll find 3 bedrooms, including a spacious primary with large bay windows and a 4-piece en-suite bath. The finished basement introduces a versatile flex space, ideal for a home office, gym, or a dream mudroom, with convenient garage access. Nestled in the family-friendly community of Belle Rive and located across the street from a charming playground and basketball courts, this home offers the ideal blend of convenience and leisure. (id:6769)

Recreation room 16'11" x 10'9"

Storage 5'9" x 11'6"

Living room 17'2" x 19'11"

Dining room 13' x 10'2"

Kitchen 10' x 8'3"

Primary Bedroom 15'5" x 15'2"

Bedroom 2 10' x 10'5"

Bedroom 3 10'4" x 10'

Listing Presented By:



Originally Listed by:  
Liv Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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