



## Edmonton Alberta

\$457,000

Welcome to 8741 83 Ave, a stunning 2-storey townhouse nestled in the heart of Edmonton's beloved Bonnie Doon neighborhood. This end unit boasts timeless architecture and beautiful hardwood floors throughout. The main level features a spacious kitchen, a generous dining area, and a cozy living room anchored by a three-sided fireplace. Upstairs, discover three ample bedrooms including a master with a 3-piece ensuite, complemented by a full 4-piece bath. The basement is finished with an enormous family room and an additional 4pc bathroom. Outside, enjoy a covered veranda to shield visitors from the elements and the convenience of a double detached garage, plus on street parking. Ideally situated just steps to Mill Creek Ravine, Faculte St Jean, and future LRT station, this home offers both charm and modern convenience. With low condo fees and proximity to trendy shops and a vibrant community. Some images virtually staged (id:6769)

Family room 10.33 m X 3.21 m

Laundry room 2.52 m X 1.72 m

Living room 4.15 m X 3.33 m

Dining room 3.34 m X 2.8 m

Kitchen 3.91 m X 3.41 m

Primary Bedroom 3.76 m X 3.4 m

Bedroom 2 3.58 m X 2.58 m

Bedroom 3 3.19 m X 2.56 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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