



## Edmonton Alberta

\$839,000

Welcome to The Flats at Rosssdale -- a rare corner townhome by award-winning Parkwood Master Builder, in the heart of Edmonton's most sought-after riverside community. Spanning nearly 2,300 sq ft, this upgraded residence features soaring living room ceilings, upgraded finishes throughout, and hard flooring top to bottom -- not a single carpet in sight. Oversized windows fill every floor with natural light and breathtaking city views, while your oversized private balcony -- one of two outdoor retreats -- puts the downtown skyline front and centre. Surrounded by green space, this corner unit delivers openness you rarely find in urban living. All three bedrooms are fully ensuited, offering exceptional privacy and comfort. An oversized 2-car garage completes the package. Steps from the river valley and minutes to downtown, Rosssdale balances nature, culture, and city life -- a rare find in one of Edmonton's most coveted communities. Built to impress, inside and out. Don't miss your chance to call Rosssdale yours! (id:6769)

Living room 12'7" x 14'11"

Dining room 12' x 10'6"

Kitchen 15'11" x 11'7"

Primary Bedroom 32'5" x 15'1"

Bedroom 2 13'7" x 13'10"

Bedroom 3 12'11" x 9'8"

Listing Presented By:



Originally Listed by:  
Exp Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.