



## Edmonton Alberta

\$299,900

Ideal for first-time buyers, students, or investors seeking proximity to Downtown Edmonton and walking convenience to NAIT, Royal Alexandra Hospital, Kingsway Mall, and the LRT. Constructed in 2012, front facing townhouse located in a multifamily 4-Plex offers a 1182 sq.ft of living space plus a finished basement, encompassing 3 bedrooms and 2 full baths for spacious and comfortable living. The kitchen boasts maple cabinetry, stainless steel appliances, a generously sized eating area, and a sizable living room. A complete 4-piece bath is situated on the main floor, while the upper level hosts 3 bedrooms and a second full bath. The principal bedroom includes a large balcony. The finished basement features a large recreational room. Enjoy the convenience of a paved parking stall and a low condo fee in this well-appointed property. (id:6769)

Recreation room 6.91 m X 4.79 m

Living room 4.67 m X 4.92 m

Dining room 3.39 m X 3.12 m

Kitchen 2.65 m X 3.33 m

Primary Bedroom 3.87 m X 4.29 m

Bedroom 2 2.99 m X 2.71 m

Bedroom 3 3.7 m X 2.69 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.realestateexperience.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)