



## 3307 116A Avenue 265 Edmonton AB

\$125,000

WOW! This newly renovated 2 bedroom plus den 2 bathroom townhouse at Parkhaven is a great investment. It has been freshly painted, new flooring and new light fixtures throughout. The open concept dining/ kitchen boasts gleaming white cabinets and black appliances. The living room has a large window facing a green space. There is a back entrance off the living room to an outdoor living space. On the mainfloor you will also find a 1/2 bathroom. Upstairs the two bedrooms are huge with nice big windows, modern and fresh paint and carpets and a Four piece bathroom. The clean and freshly painted basement is partially finished with an additional den/hobby room with new carpet and also a great laundry space and loads of storage. Within walking distance of shopping, and a transit stop just across the street. Love nature, cycling or anything outdoors? Just minutes walk to the River Valley, Rundle Park and all the beauty a mature neighbourhood perched along the stunning river valley has to offer.

Listing Presented By:



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