



## Edmonton Alberta

\$335,000

Looking out over a lush green space & the vibrant Community Garden, this upgraded 3-bedroom townhome offers a setting that is truly special, paired with an intentionally functional floorplan. The open concept main floor, filled with natural light, creating an easy flow between the living & dining areas. The kitchen has warm cabinetry, mosaic tile backsplash, SS & black appliances, a breakfast bar to enjoy sunny weekday breakfasts, or enjoy lingered-over Sunday coffee on the lovely sun-filled balcony. Laminate & ceramic tile floors throughout are easy & low-maintenance, while a 2pc bath adds convenience for guests. Upstairs, the primary bedroom is a comfortable retreat with its own ensuite, joined by 2 additional bedrooms & a full bath, perfect for growing families or professional couples alike. A dbl attached garage keeps vehicles & gear tucked away. Beyond your front door, parks, trails, schools, the Terwillegar Rec Centre, & nearby shopping. (id:6769)

Utility room 3.59 m X 2.27 m

Living room 4.69 m X 4.47 m

Dining room 2.79 m X 2.9 m

Kitchen 3.05 m X 2.9 m

Primary Bedroom 3.58 m X 4.38 m

Bedroom 2 2.84 m X 3.61 m

Bedroom 3 2.88 m X 3.61 m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.exclusiveedmonton.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)