

Edmonton Alberta

\$549,900

Unique & Spacious Carriage Townhome in a Prime Location! A Rare find! Discover this exceptional 1997 sf 2/3 bedroom 2.5 baths. 3 level home with dble garage in Railtown Estates. An open-concept design, this residence is filled with natural light & boasts vaulted ceilings, with a welcoming ambiance. The main level offers a spacious living room with a cozy 3-sided fireplace, a kitchen adorned with white cabinetry & granite tops. A bright dining area that leads to a west-facing private balcony with a gas BBQ hook-up--perfect for summer. Also includes a convenient 1/2 bath/laundry area & 2 large bedrooms. The primary features a luxurious ensuite with stone tile and a glass shower. The third floor is a versatile loft space, ideal as a den, home office, or even a 2nd primary suite, complete with its own 4-piece ensuite and an east facing balcony. A new upgraded furnace, hot water tank & AC leased for \$200.00 per/mth. Steps to LRT, MacEwan & the river valley. Zoning allows home-based business. (id:6769)

Living room 6.1 m X 7.53 m Dining room 3.83 m X 3.27 m Kitchen 2.69 m X 2.85 m Primary Bedroom $3.64 \,\mathrm{m} \times 5.19 \,\mathrm{m}$ Bedroom $2 \,3.86 \,\mathrm{m} \times 3.85 \,\mathrm{m}$ Family room $6.37 \,\mathrm{m} \times 4.5 \,\mathrm{m}$ Listing Presented By:



Originally Listed by: Century 21 Masters

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