



# Edmonton Alberta

\$244,900

Welcome home to this beautifully maintained 3 bedroom townhouse in a rare large dog friendly community. The main floor is warm and inviting with a functional kitchen offering plenty of storage, a spacious dining area perfect for family dinners or hosting friends, and a bright living room overlooking your private backyard. Upstairs features three generous bedrooms and a full bathroom, providing comfortable space for family, guests, or a home office. The fully finished basement adds even more versatility with a cozy recreation room, den or office space, laundry area, mechanical room, and plenty of additional storage. Step outside to your fully fenced backyard complete with a deck and beautiful landscaping, creating a private low maintenance space perfect for relaxing or letting kids and pets play. With two parking stalls right outside your door and located in a quiet cul de sac, you will enjoy quick access to 97 Street, Anthony Henday, shopping, and everyday amenities, plus schools within walking distance. (id:6769)

Family room 5.07 m X 4.33 m

Den 2.63 m X 4 m

Laundry room Measurements not available

Living room 5.26 m X 3.37 m

Dining room 3.5 m X 2.33 m

Kitchen 2.54 m X 3.14 m

Primary Bedroom 4.22 m X 3.68 m

Bedroom 2 2.66 m X 3 m

Bedroom 3 2.5 m X 4.05 m

Listing Presented By:



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