



## Edmonton Alberta

\$249,900

Backing onto Kennedale Ravine, this 943 sq ft townhouse offers a rare blend of privacy, convenience, and value. The main floor features updated flooring throughout, along with a refreshed kitchen complete with brand new appliances. Upstairs, you'll find 3 bedrooms and a full bathroom, with an additional half bath on the main level for added convenience. The partly finished basement provides extra usable space and flexibility for storage, a rec area, home gym, or future development. Outside, enjoy your own private yard backing directly onto the walking trail, complete with a new vinyl fence. With low condo fees and an excellent location within walking distance to Costco, Superstore, GoodLife Fitness, transit, and other everyday amenities, this is a great opportunity for first-time buyers, investors, or anyone looking for affordable living in a well-connected location. Available for immediate possession. (id:6769)

Recreation room 4.73 m X 3.27 m

Utility room 2.79 m X 5.92 m

Living room 3.46 m X 4.81 m

Kitchen 3.36 m X 2.84 m

Primary Bedroom 3.31 m X 3.44 m

Bedroom 2 2.95 m X 2.43 m

Bedroom 3 3.25 m X 2.28 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<https://rivervalleyrealty.ca/>

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