



## Edmonton Alberta

\$249,900

Welcome to this charming 3-bedroom, 1.5-bath townhouse in the mature and highly sought-after community of Blue Quill Estates. Surrounded by tree-lined streets and just minutes from the Whitemud Creek Ravine, this home offers a perfect balance of nature and convenience. Located in a well-managed complex with recent upgrades including new roofs, this unit features a cozy living room with a fireplace, a fully finished basement for extra living space, and a newer furnace for added comfort. The main floor offers a bright, functional layout, while upstairs you'll find three spacious bedrooms and a full bath. Step outside to your fully fenced backyard--ideal for relaxing, entertaining, or letting pets play. With a surface parking stall and plenty of visitor parking, this home checks all the boxes. Perfect as a starter home or investment property, and close to schools, parks, shopping, and transit--this is a move-in ready opportunity in a location you'll love. (id:6769)

Recreation room 10.4 m X 17.1 m

Storage 11.2 m X 17.1 m

Living room 11.2 m X 17.5 m

Dining room 15.1 m X 7.1 m

Primary Bedroom 10.3 m X 17.8 m

Bedroom 2 10 m X 8.1 m

Bedroom 3 9.11 m X 9.3 m

Listing Presented By:



Originally Listed by:  
Real Broker

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