



## Edmonton Alberta

\$339,900

Proudly presented by the ORIGINAL OWNERS, this impeccably maintained END UNIT townhome blends timeless finishes with an exceptional location & oversized single ATTACHED GARAGE. Offering 1,358 sq ft of open-concept living, the home is defined by rich espresso laminate flooring, soaring 9' ceilings, granite surfaces throughout, & expansive windows that fill the space with natural light. The main level features a functional den, elegant 2-pc bath, and direct garage access. At the heart of the home, a beautifully appointed kitchen showcases crisp white cabinetry, S/S appliances, PRIVATE BALCONY access, and a large island overlooking the warm dining and living areas. Upstairs you'll find a 4-pc bath, laundry, bonus room, spacious second bedroom, and a south-facing primary retreat with double closets and 3-pc ensuite. Perfectly positioned just minutes from downtown, with nearby schools, trails, & everyday amenities along 97 St & Northgate Centre, all in a professionally managed enclave with low condo fees \$328. (id:6769)

Den 2.72 m X 2.56 m

Living room 4.08 m X 3.67 m

Dining room 3.68 m X 1.95 m

Kitchen 4.08 m X 3.78 m

Primary Bedroom 3.38 m X 3.19 m

Bedroom 2 4.08 m X 2.76 m

Bonus Room 3.66 m X 1.72 m

Laundry room 0.95 m X 0.92 m

Listing Presented By:



Originally Listed by:  
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<https://blacklabelpropertygroup.com/>

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