



## Edmonton Alberta

\$249,900

Unparalleled convenience & modern comfort in this 3-bed, 2.5-bath townhome - an ideal starter home or investment property! Enjoy easy city access (Ice District, Grant MacEwan, NAIT, Kingsway Mall, schools, Royal Alex, LRT/bus) plus peaceful neighbourhood living, set back from downtown's hustle. Steps to cool playground, schools, fun splash park, and tennis! The open concept main floor, featuring a living rm, an island kitchen, large walk-in pantry & 2pc washroom. A standout feature: the upper level offers two generously sized master suites, each with its own private walk-in closet! The fully finished basement expands your living space with a comfortable family room, an additional bedroom, a full 4-piece bathroom, & dedicated laundry. Bask in sunshine on your south-facing covered verandah, a lovely outdoor mini-retreat in this quiet complex. Parking is a breeze with a double concrete pad at your front door, plus a visitor parking pass. Excellent revenue property potential. Immediate possession! (id:6769)

Family room 16'1" x 10'3"

Bedroom 3 7'5" x 14'2"

Utility room 8'3" x 12'9"

Living room 13' x 18'2"

Dining room 11'2" x 5'1"

Kitchen 11'5" x 9'6"

Primary Bedroom 11'8" x 13'8"

Bedroom 2 12'6" x 11'4"

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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