



## Edmonton Alberta

\$252,500

Well-maintained and move-in ready, this spacious 3-bedroom townhouse offers a newer well-designed kitchen featuring abundant pot drawers and exceptional storage that sets this unit apart from the rest! Did I mention, a newer furnace and HWT (3 years old), plus a new professionally installed ELECTRICAL PANEL INSIDE and on the EXTERIOR of the property, paid for by the Seller. Plus, a Bath Fitter tub/shower installed just 2 years ago! FRESHLY PAINTED throughout, in a modern, neutral colour palette brightens both the main and upper floors, while the large deck in the back has also been freshly painted! Other Extensive updates to the exterior were completed 5 years ago: NEW ROOF, EVESTROUGHS, COMPLETELY NEW ROAD, FRESH PAINT ON EXTERIOR of the COMPLEX. Extend your outdoor living space with a large PRIVATE DECK off the Primary Bedroom! Keep your car dry and warm in the single attached GARAGE! Ideally situated near the entrance of the complex. (id:6769)

Living room 3.23 x 4.83

Dining room 2.86 x 2.84

Kitchen Measurements not available

Primary Bedroom 5.43 m X 3.46 m

Bedroom 2 2.69 m X 3.48 m

Bedroom 3 4.16 x 3.28

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

**REMAX Elite**  
*the place to be*

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.