



## Edmonton Alberta

\$249,000

Meticulously maintained and thoughtfully updated, this exceptional townhouse offers outstanding value for first-time buyers and savvy investors alike. The main floor is beautifully finished with luxury vinyl plank flooring, creating a modern aesthetic. An inviting layout provides space for a formal dining area just off the stylishly updated kitchen, and into the spacious living room. From here, step through the garden doors into your fully fenced, sun-soaked south-facing backyard—perfect for relaxing. Upstairs are 3 generously sized bedrooms and a tastefully updated bathroom. The primary suite accommodates all your furniture, offering comfort and versatility. The fully finished basement expands your living space with an additional full bathroom—ideal for guests, a home office, or recreation. Practical upgrades include a high-efficiency furnace and hot water tank (2020), along with ample storage throughout. The backyard features 2 mature cherry trees and backs onto a walking path leading to green space! (id:6769)

Family room 5.16 m X 5.06 m

Living room 5.26 m X 3.21 m

Dining room 2.73 m X 2.1 m

Kitchen 3.9 m X 3.01 m

Primary Bedroom 4.64 m X 2.97 m

Bedroom 2 2.47 m X 3.87 m

Bedroom 3 2.74 m X 2.78 m

Listing Presented By:



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MaxWell Devonshire Realty

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