



1626 37 Street Edmonton AB

\$204,800

Welcome to Colony Key! This charming townhome offers the perfect blend of comfort, convenience! Boasting over 1,147+ sqft above ground & over 540 sqft basement, it features 3 spacious bedrooms & 2 bathrooms, NEWER APPLIANCES incl 2-yr old HWT & newer paint & flooring inside! The open-concept living area is perfect for both relaxing & entertaining w/ it's warm & inviting atmosphere. The well-equipped Kitchen offers efficient home appliances, plenty of cabinet space, & a functional layout! Upstairs offers you 3 ample size bedrooms- perfect for privacy & tranquility. Enjoy your own FULLY FENCED private backyard ideal for outdoor dining, gardening, or simply unwinding after a long day. The basement awaits your creative touch to turn it into your extra living space the way you want it! The home retains its classic charm w/ recent updates! Situated close to local amenities, including parks, schools, shopping centres, & dining options! Perfect for first-time home buyers or savvy investors!

Listing Presented By:



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