



## Edmonton Alberta

\$209,900

This beautifully updated townhome is located in a highly desirable area, directly across the street from two schools, perfect for families. As you enter the home, you're welcomed by a spacious living room that flows into a bright kitchen featuring ample cupboard space and a dining area large enough to accommodate a full size table. Upstairs, you'll find three comfortable bedrooms along with a well-appointed four-piece bathroom. The basement offers a large, versatile rec room that can easily serve as a sitting area, playroom, or home office, along with an additional three-piece bathroom for added convenience. Recent updates include a brand-new furnace and modern kitchen cabinets, providing both comfort and style. Ideally situated within walking distance to schools, shopping, and public transit, this townhome offers both convenience and value. Perfect for first time home buyers or investors, this is an opportunity you won't want to miss! (id:6769)

Family room 5.23 m X 5.18 m  
Living room 5.42 m X 4.65 m  
Dining room 2.73 m X 3.95 m  
Kitchen 3.33 m X 3.92 m

Primary Bedroom 3.69 m X 4.3 m  
Bedroom 2 2.78 m X 2.95 m  
Bedroom 3 2.97 m X 3.63 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate  
<http://jkibamberealty.ca/>

**REMAX Elite**

**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto: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.