



## Edmonton Alberta

\$299,999

OVER \$50K IN MODERN UPGRADES + 2 PARKING STALLS (1 GARAGE & 1 STALL) + FINISHED BASEMENT!

This 3 bed, 2.5 bath townhome features one of the LARGEST AND MOST PRIVATE BACKYARDS IN THE COMPLEX, professionally landscaped and maintenance free, a rare find. Extensive 2022 upgrades include a high-efficiency Lennox furnace, HWT, luxury vinyl plank flooring, new carpet, updated countertops and backsplash, fresh paint, lighting, faucets, closet doors, and a new ensuite. The main floor offers a bright kitchen flowing into the living room with direct backyard access and a 2-pc bath. Upstairs includes 3 bedrooms and a full bath. The fully finished basement offers a rec space and an additional full bathroom. Detached garage plus extra stall. Walking distance to LRT, plus close to schools, parks, shopping, and major routes. (id:6769)

Laundry room 4.54 m X 2.76 m

Living room 5.23 m X 4.11 m

Dining room 3.21 m X 2.6 m

Kitchen 2.7 m X 2.48 m

Primary Bedroom 3.93 m X 3.63 m

Bedroom 2 3.08 m X 2.56 m

Bedroom 3 3.08 m X 2.58 m

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>

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