



## Edmonton Alberta

\$249,900

Located in desirable Callingwood, this updated 3 bedroom, 1.5 bath townhouse combines style and function. The main floor features new vinyl plank throughout, while the upper level offers newer carpet. The recently renovated kitchen boasts all-new soft-close cabinetry, quartz counters, modern sink, plus a built-in pantry with drawers and extra storage across from the dining area. Mason Jars with Edison Bulb light fixture featured in the dining. The bright south-facing living room and fenced yard provide a beautiful view toward Callingwood Park, right next to Callingwood School (K-6). Upstairs offers a king-sized primary with walk-in closet, two bedrooms, and full bath. Vinyl plank stairs lead you to your basement which includes large storage room, laundry area with sink and access to your private underground parking stall. With central A/C and close proximity to schools, West Edmonton Mall, groceries, amenities, and transit, this move-in ready home is ideal for families, first-time buyers, or investors. (id:6769)

Recreation room 3.53 m X 3.42 m

Laundry room 2.12 m X 2.29 m

Living room 5.84 m X 3.62 m

Dining room 3.5 m X 2.41 m

Kitchen 2.27 m X 2.68 m

Primary Bedroom 4.2 m X 3.12 m

Bedroom 2 3.23 m X 3.66 m

Bedroom 3 2.5 m X 3.66 m

Listing Presented By:



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