



## Edmonton Alberta

\$299,900

Affordable & Updated! Located well-managed complex, this upgraded 2 bed, 2.5 bath, single attached garage townhome offers 1,700sqft of total living space (1334 + 367) w/ the perfect balance of style, comfort & convenience. The main floor features durable vinyl flooring & open-concept layout filled w/ natural light—ideal for both entertaining & cozy nights at home. Off the formal dining area, you'll find a bright white kitchen w/ stainless steel appliances, plenty of prep space & casual dining nook that opens to your private patio. Upstairs, you'll be wowed by two oversized bedrooms, including primary retreat w/ walk-in closet & an updated spa-like 3-piece ensuite + NEW plush carpet! The fully finished basement offers even more living space w/ large rec room, perfect for a gym, playroom or office. All of this in an unbeatable west-end location just 5 minutes to West Edmonton Mall, with quick access to major roadways, transit, shopping & amenities. (id:6769)

Living room 13'2" x 14'8

Dining room 11'2" x 7'4

Kitchen 10'7" x 11'2

Primary Bedroom 11'11 x 13'11

Bedroom 2 13'3" x 10'11

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://livarealestategroup.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@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.