



## Edmonton Alberta

\$309,000

Welcome to this beautifully maintained former show-home townhome in the desirable community of Callaghan! Featuring a functional dual primary bedroom layout with central air condition, this home is perfectly located near Callaghan Park, walking trails, Blackmud Creek Ravine, easy Henday access, and a future LRT stop and close to shopping mall. Enjoy central air conditioning, a bright open-concept main floor, spacious living and dining areas, and a cozy balcony perfect for relaxing. Upstairs offers two large primary bedrooms, each with its own 4-piece ensuite and ample closet space, plus convenient upper-floor laundry. The attached tandem garage provides excellent storage and room for two small vehicles. A fantastic opportunity to own a stylish, move-in-ready home in a great location! (id:6769)

Living room 3.1m x 5.0m

Dining room 2.6m x 1.6m

Kitchen 4.3m x 3.3m

Primary Bedroom 4.3m x 4.3m

Bedroom 2 3.1m x 4.0m

Listing Presented By:



Originally Listed by:  
smartPRO Realty

<https://darshnarealty.com/>

**RE/MAX Elite**

**RE/MAX 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.