



## Edmonton Alberta

\$264,800

Welcome to Derrick Hills Estates! This sophisticated 3-bedroom townhouse in Sweet Grass offers 1,227 sq. ft. of pristine, move-in-ready space. Meticulously maintained, the interior features professionally steam-cleaned carpets and a super-clean, vacant layout ready for immediate possession. The upper level is designed for modern functionality, featuring a convenient Jack and Jill bathroom that provides seamless dual access. Every bedroom is optimized for storage with custom built-in closet organizers already installed. Enjoy peace of mind in a well-maintained community boasting a recently upgraded exterior with newer windows and siding. The open-concept main floor, anchored by a sun-drenched foyer and skylight, flows effortlessly to your private fenced patio. Unbeatably located steps from the Derrick Golf & Winter Club and Whitemud ravines, you are minutes from Southgate LRT and premium amenities. Includes assigned parking. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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