



## Edmonton Alberta

\$259,000

Welcome to this family-friendly 1182 sq ft townhouse tucked away on a quiet street in desirable Ormsby Place, safely shielded from through traffic. Enjoy the convenience of St. Oscar Romero Catholic High School just 0.94 km away, making mornings a breeze. The cozy living room features a stunning floor-to-ceiling flagstone wood-burning fireplace—perfect for relaxing evenings. The L-shaped kitchen offers a glass-top electric range, stainless steel dishwasher, and NEW dark laminate countertops. Upstairs, three bedrooms with vinyl flooring provide comfort and easy maintenance, while the primary bedroom boasts a private balcony. The FULLY finished basement offers flexible space for a playroom, gym, or office. Recent updates include new upper and basement flooring, a new deck, and a HEPA system with furnace (approx. 10 years old). main floor den offers flexible space for a home office, play room OR dining space. (id:6769)

Recreation room 6.27 m X 4.79 m

Living room 3.32 m X 2.48 m

Dining room 3.32 m X 2.54 m

Kitchen 2.98 m X 3.52 m

Den 3.1 m X 2.91 m

Primary Bedroom 3.3 m X 5.47 m

Bedroom 2 2.98 m X 3.52 m

Bedroom 3 3.04 m X 2.93 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Summit Realty

**REMAX Elite**

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