



# Edmonton Alberta

\$237,000

Spacious, clean, and affordable ~ this end unit townhouse is a wonderful place to call home. Enjoy a Fully Fenced Yard & sunny deck, & Low Condo Fees that makes ownership easy. The perfect starter home for 1st time home buyers, investors or those empty nesters wishing to downsize. The main floor features a Newer Kitchen & Appliances, a Formal Dining area, and a convenient Half Bath ~creating a comfortable flow for everyday living & entertaining. Upstairs you'll find 3 bright bedrooms & full bath. The unfinished basement offers flexible space for kids, teens, storage, or your next reno idea. The furnace & hot water tank are approx. 10 years old, and the cozy gas fireplace is perfect for chilly evenings. This carpet-free home is simple to maintain and great for busy families. The complex is Well-Managed, Child-Friendly, & close to Shopping, Schools, Transit, a Rec Centre, and a church. Offers quick access to Victoria Trail and the Henday. Parking is in front of Unit. Some photos are virtually staged. (id:6769)

Recreation room 5.78 m X 4.9 m

Laundry room 2.29 m X 2.08 m

Living room Measurements not available

Dining room 2.29 m X 2.8 m

Kitchen 2.32 m X 3.46 m

Primary Bedroom 3.53 m X 2.65 m

Bedroom 2 2.58 m X 3.09 m

Bedroom 3 3.7 m X 2.85 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://michellezenon.remaxrealestateedmonton.com/>



**REMAX 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.