



## Edmonton Alberta

\$264,900

Located in the established Callingwood neighbourhood in West Edmonton, this well-maintained 3-bedroom townhouse offers over 1,000 sq. ft. of living space. The home features a bright open-concept layout, a functional kitchen with ample storage, and a comfortable living area. Three generously sized bedrooms and various updates provide flexibility for a range of lifestyles. The finished basement adds additional usable space that may be suitable for storage, a home office, or a recreation area, enhancing the overall functionality of the home. Conveniently situated near West Edmonton Mall, schools, parks, and a nearby golf course, this Callingwood townhouse in West Edmonton is positioned to support both daily living and leisure. With access to major routes and surrounding amenities, the property may be suitable for families, first-time home buyers, or investors seeking a balance of space, location, and accessibility in Edmonton real estate. (id:6769)

Laundry room 3.14 m X 2.72 m

Recreation room 5.37 m X 4.04 m

Living room 3.49 m X 4.69 m

Dining room 2.38 m X 2.32 m

Kitchen 2.25 m X 2.35 m

Primary Bedroom 3.97 m X 2.78 m

Bedroom 2 2.88 m X 4.31 m

Bedroom 3 2.35 m X 3.26 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<https://www.kensu.ca/>

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