



## Edmonton Alberta

\$269,000

Welcome to the desirable community of Callingwood! This charming two-story townhome is perfect for first time homebuyers, investors or those looking to downsize. Step inside to find engineered hardwood and the tile flooring throughout the main level. The kitchen features granite countertops, plenty of cabinets, flowing seamlessly into the dining area. The bright and spacious living room provides plenty of room to relax and entertain, while a convenient 2 piece bathroom completes the main floor. Upstairs, you'll find three comfortable bedrooms and a well appointed 4 piece main bathroom. The fully finished basement offers additional living space, perfect for a family room, home office or recreation area. Outside enjoy the fully fenced yard and a single car stall. Ideally located close to shopping, schools, major roadways, West Edmonton mall, YMCA, parks, picnic areas, and playgrounds. This home offers both comfort and convenience in an excellent location. (id:6769)

Living room 3.55 m X 4.12 m

Dining room 3.67 m X 2.6 m

Kitchen 2.26 m X 2.26 m

Primary Bedroom 2.7 m X 3.45 m

Bedroom 2 3.32 m X 3.45 m

Bedroom 3 4.42 m X 2.88 m

Listing Presented By:



Originally Listed by:  
Royal LePage Premier Real Estate

<https://coreenschlachter.royallepage.ca/>



**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.