



## Edmonton Alberta

\$259,900

One of the best condo in great Yellowbird Gardens, ideally positioned at the end of a quiet cul-de-sac. This home comes with two convenient parking spaces right outside the door and a fenced yard with a deck, perfect for small pets. The interior is freshly painted in neutral tones, featuring durable flooring with a hardwood appearance on the main level, updated bathrooms, white kitchen cabinets, and newer carpets on the stairs. Enjoy a spacious living room with patio doors leading to the backyard and a cozy corner fireplace. The dining area merges seamlessly with the gallery kitchen, which opens to the living room for easy entertaining. The upper level hosts a very large master bedroom with another corner fireplace, two additional bedrooms, and a four-piece bathroom. The finished basement includes a family room and a utility room with laundry and extra storage. A bonus feature is the central air conditioning, keeping you cool during the hot days in summer.

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Family room 5 m X 2.9 m

Laundry room 5.3 m X 1.6 m

Living room 5.3 m X 3.3 m

Dining room 2.9 m X 2.4 m

Kitchen 2.6 m X 2.4 m

Primary Bedroom 4.5 m X 3.3 m

Bedroom 2 3.1 m X 2.7 m

Bedroom 3 2.9 m X 2.5 m

Listing Presented By:



Originally Listed by:  
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