



## Edmonton Alberta

\$345,000

Duplex Townhome in Holland Gardens - 1,260 sq. ft. home with 3 bedrooms, 3.5 baths & single att'd garage offers a wonderful opportunity for buyers looking to invest a little time & care to make it their own. The main floor incl. 9' ceilings, a living room with gas fireplace, dining area & a corner kitchen with access to a rear deck & fenced yard. Upstairs, the spacious primary bedroom features a walk-in closet & private ensuite, with two add'l bedrooms + a full bath. The fully finished basement offers a large family room, full bath, and laundry/utility area. This property offers great potential with some updates & TLC needed to bring it to its full shine. Situated in a small Bareland condo complex with low fees covering snow removal, landscaping of common areas, professional management & reserve contributions. Owners are responsible for all exterior maintenance. Conveniently located within walking distance to schools, parks & major transportation routes on 66 St., with shopping & all amenities close by. (id:6769)

Family room Measurements not available

Laundry room Measurements not available

Living room 3.4 m X 4.8 m

Dining room 2.37 m X 2.42 m

Kitchen 3.44 m X 2.42 m

Primary Bedroom 3.3 m X 4.17 m

Bedroom 2 2.85 m X 2.83 m

Bedroom 3 2.85 m X 4.01 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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