



## Edmonton Alberta

\$249,888

Move-in ready condo in the ideally located Yellowbird Gardens! Just a short walk from Bearspaw Lake and the scenic Blackmud Creek Ravine, this charming home features two convenient parking stalls right outside the front door and a private, fenced yard with a stone patio—perfect for a small pet or a safe outdoor play space for kids. Inside, you'll find tasteful, modern paint tones and low-maintenance flooring with the elegant look of hardwood. The main floor offers a 2-piece bathroom, a bright dining area, and a galley-style kitchen with a convenient pass-through to the spacious living room, which boasts a cozy corner fireplace and patio doors leading to the backyard. Upstairs, the oversized primary bedroom is accompanied by two additional bedrooms and a full four-piece bathroom. The finished basement adds even more living space with a welcoming family room and a utility area that includes laundry and extra storage. (id:6769)

Family room 5.04 m X 8.48 m

Laundry room 2.73 m X 2.87 m

Living room 5.25 m X 3.28 m

Dining room 2.58 m X 3.41 m

Kitchen 2.44 m X 2.67 m

Primary Bedroom 4.6 m X 3.67 m

Bedroom 2 2.67 m X 4.09 m

Bedroom 3 2.49 m X 3.61 m

Listing Presented By:



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RE/MAX River City

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