



## Edmonton Alberta

\$338,500

Discover modern living in this well-designed 3-storey townhome, built in 2021, located in the community of Graydon Hill, offering close to 1,700 sq ft of total living space. The entry level features a versatile flex room that can easily function as a home office, fitness area, or optional fourth bedroom, along with a practical mudroom and double attached garage. The main floor showcases 9-ft ceilings & durable laminate flooring. Kitchen features quartz countertops, stainless steel appliances, an abundance of cabinetry, with adjoining dining area. A large living room with loads of natural light, creating a stylish open-concept living space. Enjoy outdoor access on your balcony. The upper level includes a spacious primary bedroom with walk-in closet and 3-piece ensuite, two additional well-sized bedrooms, a 4-piece main bathroom, and the convenience of laundry on the top floor. Minutes to the Henday, walking trails, golf course, airport, shopping etc. Brand new luxury vinyl plank (composite) 25 year warranty (id:6769)

Family room Measurements not available

Living room 5.3 m X 4.73 m

Dining room 2.57 m X 3.53 m

Kitchen 2.73 m X 3.33 m

Primary Bedroom 3.65 m X 4.93 m

Bedroom 2 2.58 m X 3.61 m

Bedroom 3 2.62 m X 3.34 m

Listing Presented By:



Originally Listed by:  
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