



## Edmonton Alberta

\$319,900

WELCOME to this modern and affordable 2 bedroom + den townhouse, ideally located right across from Dr. Margaret-Ann Armour School. This corner unit offers extra windows and 9-foot ceilings on the main floor, creating a bright and open living space. The kitchen features NEW stainless steel appliances, a large island, and ample cabinet space, making it perfect for daily living or entertaining. The dining area opens to a balcony backing onto a park, offering a peaceful outdoor retreat. Upstairs, you'll find two spacious bedrooms, each with its own 4-piece ensuite and his/her dual closets. The ground level includes a versatile den or home office, ideal for remote work or study. Enjoy the convenience of an attached HEATED garage plus driveway parking. Located steps from public transportation and just minutes from the Currents of Windermere, schools, shopping, and the Anthony Henday. A perfect opportunity for first-time buyers, downsizers, or investors! (id:6769)

Den 2.2 m X 2.26 m

Living room 4.62 m X 4.46 m

Dining room 3.99 m X 2.09 m

Kitchen 3.99 m X 3.09 m

Primary Bedroom 3.3 m X 5.39 m

Bedroom 2 3.3 m X 5.21 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://www.samdeol.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)