



## Edmonton Alberta

\$333,000

Explore the pinnacle of modern living in this meticulously maintained 3 bedroom plus den, 2.5 bath townhome, nestled in the desirable community of Kirkness. This residence is awash in natural light, thanks to its numerous windows. The main floor boasts a gourmet kitchen, complete with an oversized 10' island, Quartz counters, and stainless steel appliances. A 2-piece bathroom, spacious pantry, and laundry room complete this level. Upstairs, the primary suite features a walk-in closet and 3-piece ensuite, joined by two more generously sized bedrooms and another 4-piece bath. On the lower level, a cozy den offers a versatile space for an office or kids' area or 4th bedroom. A DOUBLE ATTACHED GARAGE provides ample storage. This exceptional location offers seamless access to parks, schools, transit, and major roadways, with the added benefit of being mere minutes from the scenic Fraser Ravine and Manning Town Center including the ACTIVE LIFESTYLE OF THE NORTH-Cabela's. (id:6769)

Den 9'1" x 7'6"

Utility room 9'2" x 3'

Living room 17'4" x 12'

Dining room 12' x 8'4"

Kitchen 13'8" x 10'

Primary Bedroom Measurements not available x 15 m

Bedroom 2 8'4" x 10'

Bedroom 3 8'8" x 11'

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.polarissells.com/agents/Rachel-Gubaton/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

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