



## Edmonton Alberta

\$384,900

3-storey townhome in near-new condition offering 1,611 sq ft, 3 bedrooms, 2 full baths + 1 half bath. Double attached garage (19'3" x 21'6") with hose bib for washing cars or cleaning garage. Large entry w/coat room & storage crawl space under stairs. Main floor laminate, tile in entry/closet, carpet on stairs & bedrooms. Kitchen: Natural stone countertops, pantry, all appliances included. Whirlpool Gold full-size washer/dryer. Natural stone counters in all baths. Powder room on main. Primary fits king suite, huge walk-in closet. Beds 2 & 3 fit queens. Large linen closet. Custom Hunter Douglas wood blinds (cleaned Sept 2025). A/C (2025) and humidifier with 10-year transferable warranty. 80-gal hot water tank. Deck overlooking Poplar Lake. Professionally managed by Pivotal Property Mgt. Condo fees \$233.10; 2025 taxes \$3,421.94. K-9 school (950 capacity) opening Fall 2028 in Crystallina - Our Lady of Hope Catholic Elementary/Jr High. Possession flexible, furniture negotiable. Lot size: 170.43 m<sup>2</sup> (id:6769)

Utility room 2.84 m X 1.8 m  
Other 2.84 m X 1.42 m  
Living room 4.75 m X 3.71 m  
Dining room 2.63 m X 4.96 m

Kitchen 3.22 m X 2.88 m  
Primary Bedroom 4.74 m X 3.64 m  
Bedroom 2 2.83 m X 3.55 m  
Bedroom 3 2.91 m X 2.48 m

Listing Presented By:



Originally Listed by:  
REMAX River City

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