



## Edmonton Alberta

\$224,900

Over \$50K spent on Exterior Renos, All the Work Is Done, Ready to Move In! This beautifully maintained carpet-free 3-bedroom townhouse is the perfect opportunity for first-time buyers, growing families, or savvy investors. Step inside to discover a bright and functional layout featuring a spacious living room, formal dining area, convenient powder room, and a sunny eat-in kitchen perfect for family meals and entertaining. Upstairs offers three generously sized bedrooms and a 4-piece bathroom, providing plenty of space for the whole family. The finished basement adds valuable living space and can easily accommodate a family room, home office, play room, or recreation area. Outside, enjoy your fully fenced private backyard-perfect for summer BBQs, kids, pets, or simply relaxing in your own outdoor retreat. Located just minutes from Clareview Town Centre and close to schools, parks, shopping, public transit, Yellowhead Trail, and Anthony Henday, this home offers outstanding convenience and accessibility. (id:6769)

Recreation room 2.9 m X 4.91 m

Living room 3.21 m X 5.18 m

Kitchen 3.35 m X 2.5 m

Primary Bedroom 2.72 m X 5.09 m

Bedroom 2 3.26 m X 3.17 m

Bedroom 3 2.48 m X 4.5 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

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