



## 3540 42 Street Edmonton Alberta

\$248,500

Freshly renovated 2 storey townhouse in the highly desirable and family orientated neighbourhood of Minchau! Plus an ideal location just around the corner from Mill Creek Ravine and green space. This 3 bed / 1.5 bath home offers 1,150 sq feet and has been updated inside and out. The bright main floor has new flooring, a new kitchen, gas fireplace, half bath AND main floor laundry. Upstairs features 3 beds - with the primary having its own private balcony - and a full bath complete with double sinks. With a basement for storage, or to expand your living space, this is a home you can grow into for years to come. Outside, let your kids, or pet play safely in the no-maintenance fenced yard, there are 2 assigned parking stalls, and this well-managed complex has completed new siding, shingles & windows. With easy connection to the Whitemud, or the Henday, its easy to get anywhere else in the city. This home is close to parks, schools, shopping, and transit – perfect for families, or savvy rental investors! (id:6769)

Primary Bedroom 11.58 Ft x 13.33 Ft

Bedroom 11.58 Ft x 9.67 Ft

Bedroom 9.50 Ft x 10.75 Ft

5pc Bathroom 9.67 Ft x 4.92 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft

Laundry room 9.50 Ft x 7.58 Ft

Living room 13.92 Ft x 14.17 Ft

Kitchen 10.08 Ft x 8.67 Ft

Dining room 9.42 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
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