



## Edmonton Alberta

\$325,000

Welcome to this modern townhome, beautifully designed with a water and park view, located in the sought-after Griesbach community. Upon entry, you'll find a den/office space conveniently situated to the left, with an attached ground-level single garage. A staircase leads you to the main living area, where the contemporary kitchen showcases stainless steel appliances, a large island with additional seating, and patio doors opening to the balcony. The spacious dining and living areas complete this level. Upstairs, you'll find two generously sized bedrooms, including the primary suite with a 4-piece ensuite. A second 4-piece bathroom and stackable laundry add convenience to this upper floor. Just 10 minutes from Downtown Edmonton, this neighborhood offers natural green spaces, walking trails, and easy access to shops, amenities, and public transportation.

(id:6769)

Living room Measurements not available x 1310 m	Den 9'2" x 8'11"
Dining room 9'8" x 12'2"	Primary Bedroom 11'2" x 11'8"
Kitchen 13'7" x 12'5"	Bedroom 2 13'5" x 9'10"

Listing Presented By:



Originally Listed by:  
Local Real Estate

**RE/MAX ELITE**

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