



## Edmonton Alberta

\$300,000

Welcome to The Colony Park Townhomes in Hillview! This spacious end-unit offers over 1,470 sq. ft. of living space with 4 bedrooms, 4 bathrooms, and a single attached garage. The main floor features a bright kitchen with breakfast nook, cozy living room with a gas fireplace, formal dining area, and 2 pc bath. Off the formal dining room is access to your private SOUTH facing patio. Upstairs you'll find two bedrooms plus an updated 4pc main bath, and the large primary suite with an updated 3pc ensuite. The fully finished basement adds even more living space with a fourth bedroom, 3 pc bathroom, laundry room, and a versatile flex/living area, perfect for guests, office, or recreation. As an end unit, you'll enjoy extra windows for natural light and added privacy. Located close to schools, parks, shopping, and public transit. A wonderful opportunity to own a spacious, affordable home in one of southeast Edmonton's most established communities! Unit also has Central Air Conditioning! (id:6769)

Bedroom 4 3.81 m X 3.8 m

Living room 4.62 m X 4.21 m

Dining room 2.21 m X 2.2 m

Kitchen 3.09 m X 2.46 m

Breakfast 3.46 m X 2.69 m

Primary Bedroom 4.39 m X 4.19 m

Bedroom 2 3.6 m X 3.68 m

Bedroom 3 4.16 m X 3.05 m

Listing Presented By:



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