



## Edmonton Alberta

\$348,888

Behold, this bright and beautiful 3-bedroom at The Grove Townhome in the community of The Orchards At Ellerslie. Offering a 1,217 sq ft of open-concept living, filled with natural light, a private fenced yard with a natural gas BBQ hookup and fronting onto a park, walking path and green space. You'll love the modern layout, spacious kitchen with quartz countertops, stainless steel appliances and double attached garage for ultimate convenience. Located in one of Edmonton's most sought-after communities, you're just minutes from the airport, schools, public transit, shopping and The Orchards Residents Association clubhouse which includes a skating rink, splash park, tennis and basketball courts, playground, and year-round community programming. Whether you're a young family, first-time buyer, or savvy investor--this home checks all the boxes. Move-in ready, stylish, and in a vibrant neighbourhood with ample visitor parking--this one is a must-see! (id:6769)

Laundry room 5.24 m X 3.28 m

Living room 5.9 m X 4.18 m

Dining room 2.38 m X 1.89 m

Kitchen 4.18 m X 2.55 m

Primary Bedroom 4.11 m X 3.79 m

Bedroom 2 2.88 m X 2.56 m

Bedroom 3 4.48 m X 2.56 m

Listing Presented By:



Originally Listed by:  
Initia Real Estate

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca