



## Edmonton Alberta

\$429,000

Low Condo Fee!! Attention Investors and First-Time Home Buyers! This well-maintained 3 bed, 2.5 bath townhome in Graydon Hill features a double attached garage and low condo fees under \$230/month. The main level offers a versatile den--perfect for a home office, gym, or playroom. The bright second floor boasts a spacious living room with large windows and access to a sunny front patio. Enjoy the open-concept modern kitchen with quartz countertops, stainless steel appliances, and a dining area with access to a second balcony--great for BBQs and entertaining. Upstairs, you'll find three bedrooms, including a spacious primary suite with a walk-in closet and 3-piece ensuite, plus a full 4-piece bath and convenient upper-floor laundry. Built for comfort and functionality, this home also offers plenty of storage and modern finishes throughout. Located near schools, trails, shopping, parks, public transit, and quick access to the Henday. A perfect place to call home or a smart rental investment! (id:6769)

Den 3.56 m X 3.34 m

Living room 5.23 m X 4.72 m

Dining room 2.77 m X 3.48 m

Kitchen 2.46 m X 3.32 m

Primary Bedroom 3.64 m X 4.87 m

Bedroom 2 2.51 m X 3.34 m

Bedroom 3 2.61 m X 3.36 m

Listing Presented By:



Originally Listed by:  
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