



## 1130 FALCONER Road 44 Edmonton AB

\$429,900

Welcome to this fantastic 3-bedroom, 3-bath townhouse with a walkout basement in the sought-after community of Falconer Heights. This home features an open-concept layout with large windows and vaulted ceilings, creating an inviting main floor. The well-appointed kitchen boasts stainless steel appliances(2020), an island, and ample storage. Upstairs, you'll find two spacious bedrooms, including a master with great closet space and an ensuite. An additional bathroom and laundry room complete the second floor. Downstairs, enjoy another wonderful family room, an additional bedroom, and a full bath. Outdoor living is a delight with a large deck on the main level and a covered patio in the basement, both backing onto beautiful greenspace. Recent upgrades include a new hot water tank, furnace, A/C, windows, doors, and paving in the complex. With easy access to the Anthony Henday, Terwillegar Recreation Centre, shopping, public transit, and a convenient commute to the airport, this home is perfectly situated.

Listing Presented By:



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