



## Edmonton Alberta

\$229,900

FIRST-TIME BUYERS & INVESTORS! This immaculate 3-bedroom, 2.5-bath townhouse in desirable Pollard Meadows offers incredible value with LOW condo fees, a wonderful floorplan & 2 OUTDOOR PARKING STALLS! Enjoy NEW H/E furnace, water tank, energy-efficient windows and NEW shingles. Skylights flood the home with natural light. The bright main floor boasts an open living room with cozy fireplace, dining area overlooking the private patio, a half bath, and a refreshed kitchen with white cabinetry. Upstairs, a charming spiral staircase leads to 3 bedrooms, including a primary with a 3 piece ensuite, plus an additional full bath. The private yard with raised deck is perfect for relaxing or entertaining. The FULLY FINISHED basement adds living space AND VALUE! Ideally located near schools, transit, Mill Woods Town Centre, and all amenities. Move-in ready, well maintained, and full of character -- this property is a smart choice for homeowners or investors alike! (id:6769)

Family room 6.88 m X 3.62 m

Laundry room 6.28 m X 2.41 m

Living room 3.94 m X 3.93 m

Dining room 3.1 m X 2.93 m

Kitchen 3.74 m X 2.41 m

Primary Bedroom 5.72 m X 3.68 m

Bedroom 2 4.01 m X 3.36 m

Bedroom 3 3.85 m X 2.86 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.edmontonrealestateguy.com/>

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