



## Edmonton Alberta

\$395,500

Opportunity meets flexibility in this townhome located in desirable Southwest Edmonton! This 4 bedroom, 3.5-bath property offers a unique setup, currently rented by the room, ideal for investors or buyers seeking mortgage support. The main floor features a modern white kitchen with quartz countertops, stainless steel appliances, and durable vinyl plank flooring throughout the open-concept living and dining area. Large windows and a north-facing back deck provide excellent natural light. Upstairs includes a spacious primary bedroom with ensuite, two additional bedrooms, a full bath, and convenient upper-floor laundry. The basement is developed with additional bedroom/living space (not permitted). Buyer to accept as-is. Single attached garage. Located in The Orchards with access to clubhouse, splash park, playgrounds, courts & more. Tenant rights apply; showings require minimum 24 hour notice. (id:6769)

Bedroom 4 3.04 m X 3.7 m

Living room 4.02 m X 2.91 m

Kitchen 3.12 m X 2.97 m

Primary Bedroom 4.02 m X 3.07 m

Bedroom 2 2.89 m X 4.03 m

Bedroom 3 2.91 m X 5.42 m

Listing Presented By:



Originally Listed by:  
Sable Realty

**RE/MAX Elite**

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