



## Edmonton Alberta

\$275,000

Nestled up on the hill with view of the Ravine and minutes from the river trails and a playground. This updated 3 bedroom 1 and a half bathroom townhouse is ready for you to call home. Conveniently Located in Cannon Ridge and only a few minutes off the Yellowhead Trail and Victoria Trail. Features such as its own attached garage with front driveway, cozy rear patio and a common green space. Inside the kitchen comes with upgraded appliances and a large pantry. Upstairs you will find the three spacious bedrooms and the full bathroom. The basement is unfinished, the bathroom is roughed in and it makes a great play area. A great opportunity to invest in a property that ticks all the boxes, investors can be assured that they will attract quality tenants with this upgraded renovated home. Close to schools, playgrounds, shopping, and public transportation. (id:6769)

Living room 5.24 m X 2.83 m

Dining room 1.58 m X 2.19 m

Kitchen 2.51 m X 2.28 m

Primary Bedroom 3.25 m X 4.19 m

Bedroom 2 3.41 m X 2.57 m

Bedroom 3 3.81 m X 2.56 m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<https://ram-virk.c21.ca/>

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