



## St Albert Alberta

\$574,900

This exceptional end-unit, corner townhome offers 1,775ft<sup>2</sup> of contemporary living, thoughtfully designed for those who appreciate elevated finishes, & effortless indoor-outdoor living. With 9ft ceilings & expansive windows, the main level is flooded w/ natural light, creating a sophisticated & inviting atmosphere. At the centre of the home is a chef-inspired kitchen, full-depth custom cabinetry with open shelving, quartz counters, outdoor deck, & upgraded LG Smart appliances. An open-concept layout flows into the dining & living areas, enhanced by luxury vinyl plank flooring that offers both elegance & durability. The upper level is a private retreat, offering two large bedrooms & upgraded full-size laundry room. The ground floor is a versatile flex space provides the perfect setting for home office or fitness studio. Addt. upgrades include central AC & custom blackout & privacy blinds. With west-facing exposure, the oversized rooftop patio is a true showpiece. Welcome to Midtown, welcome home. (id:6769)

Den Measurements not available x 2.7 m

Office Measurements not available x 2.7 m

Utility room Measurements not available x 3 m

Living room Measurements not available x 3.3 m

Dining room Measurements not available x 3 m

Kitchen Measurements not available x 4.7 m

Primary Bedroom Measurements not available x 4.1 m

Bedroom 2 Measurements not available x 3.2 m

Laundry room Measurements not available x 1.9 m

Listing Presented By:



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