



## Edmonton Alberta

\$399,900

Welcome to your gorgeous like new Townhome in the lovely community of Graydon Hill. The layout will delight you with the intelligent use of over 1700 Square feet of livable space featuring 2 huge bedrooms, 2.5 baths & three floors of incredibly planned space. The Large flex room on the Main floor can be converted into a bedroom or used as office/work out space. The Second floor highlights an open concept feel with an oversized great room floating right into the modern kitchen with luxurious quartz counter tops, 9 ft ceilings, 8mm vinyl plank-flooring, sleek modern soft close cabinetry, illuminating pot lights, a half bath, & 2 generous patios! Onto the third floor, you will find your 2 impressive bedrooms both w/ private bathrooms & walk-in closets. Third-floor laundry carefully placed for your time and convenience. The unit has new carpet and fresh paint is move in ready for quick possession! Steps from Parks, trails & schools location cannot be beat! (id:6769)

Living room 4.08 m X 3.05 m

Mud room 2.99 m X 2.09 m

Utility room 2.14 m X 1.99 m

Dining room 5.21 m X 2.55 m

Kitchen 5.23 m X 4.24 m

Family room 5.23 m X 3.85 m

Primary Bedroom 5.21 m X 3.9 m

Bedroom 2 4.09 m X 4.04 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)