



## Edmonton Alberta

\$245,000

Charming townhouse in Twin Terrace--ideal for first-time buyers, downsizing, or investors! Freshly painted and move-in ready, this home offers low maintenance laminate and tile flooring, a bright galley kitchen with white cabinetry, tile backsplash, stainless steel appliances, and a cozy dining area. The spacious living room features a large picture window for plenty of natural light and a convenient 2pc powder room around the corner. The upper level offers 3 comfortable bedrooms and a full 4pc bath. The newly renovated basement adds flexible space for a family/rec room. Enjoy outdoor living on the stylish new stone patio, surrounded by mature trees and a maintenance free vinyl fence. Additional upgrades include new basement windows, water purifier, roof 2013. Walking distance to schools, parks, shopping, transit, and the community league. \*Some photos are virtually staged (id:6769)

Family room 6.24 m X 3.22 m

Living room 4.58 m X 3.47 m

Dining room 2.29 m X 2.31 m

Kitchen 2.29 m X 4.2 m

Primary Bedroom 2.78 m X 4.57 m

Bedroom 2 4.22 m X 2.85 m

Bedroom 3 3.22 m X 3.54 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.