



## Edmonton Alberta

\$414,800

Right by the park! This exceptionally well-kept home shows like new. This stylish 3-storey townhome offers 3 bdrms, 2.5 baths, a versatile flex room, and a dbl attached garage. The bright and airy main floor features 9-ft ceilings, large windows, and an open-concept layout designed for comfortable everyday living. The kitchen is beautifully finished with quartz countertops, full-height cabinetry, SS appliances, subway tile backsplash, and a large island ideal for entertaining. Enjoy peaceful park views and morning sun from the spacious east facing balcony. The ground-level flex room provides excellent flexibility for a home office, workout area, or additional living space. Upstairs, the primary bedroom includes a WIC and private ensuite, while two additional bedrooms and a full bath complete the upper floor. Walking distance to George P. Nicholson School; close to parks, ravine trails, YMCA, public transit, LRT and HWYs. A fantastic opportunity for both living and investment! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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