



## Edmonton Alberta

\$305,000

A great park facing townhome with 2 primary suites and a double attached garage! This home boasts a front entrance and yard that directly accesses the quiet urban park. The main floor features a desirable great room concept, with an open kitchen, living and dining area that enjoys sunny east exposure overlooking the park. The kitchen includes a large breakfast bar and a recently updated dishwasher with west facing windows. A convenient two-piece bathroom is also located on this level. Upstairs, you'll find a unique layout with two very spacious primary bedrooms, each complete with its own four-piece en-suite bathroom. Additionally, there's an open den or study area on this floor. The basement provides a double attached garage with direct entry to a mudroom/boot room with laundry and the mechanical room. The home features hard surface flooring throughout for easy maintenance. Please note that pets are allowed with Board Approval, with a limit of one pet per unit and a maximum weight of 20 lbs. (id:6769)

Utility room 1.82 m X 1.63 m

Storage 4.22 m X 3.88 m

Living room 5.24 m X 5.9 m

Dining room 2.34 m X 2.36 m

Kitchen 3.91 m X 4.2 m

Den 1.72 m X 1.96 m

Primary Bedroom 3.42 m X 3.54 m

Bedroom 2 3.81 m X 3.11 m

Listing Presented By:



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