



## Edmonton Alberta

\$490,000

Walk to University & River Valley trails!! LOCATION+++ This ORIGINAL owner townhouse has been extremely well cared for and UPGRADED. Evident pride of ownership! Complex has newer windows and shingles replaced approx. 2012. Main floor features upgraded kitchen (with breakfast nook), American Cherrywood hardwood floors, large formal dining room, living room with gas fireplace and access to your private patio (natural gas BBQ outlet) and garden area. Main level also has a spacious den + 2 piece bath. Upper level has large primary bedroom with direct access to full bathroom + 2nd bedroom. Lower level rec room (all furniture can be included -- hide-a bed; shelving unit; TV + Stand; computer/desk/chair). plus 3 piece bath. Mechanical room (freezer + water softener inc.) with direct access to parkade and THREE TITLED parking stalls. Extra private ATTIC STORAGE SPACE with access through primary bedroom. (id:6769)

Family room 4 m X 3.44 m

Living room 4.09 m X 3.95 m

Dining room 3.11 m X 2.4 m

Kitchen 5.15 m X 2.32 m

Den 3.08 m X 3.28 m

Primary Bedroom 3.92 m X 4.11 m

Bedroom 2 3.4 m X 3.47 m

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited

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

**REMAX Elite**  
*the place to be*

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@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.