



## 3625 144 Avenue 87 Edmonton AB

\$296,800

Beautiful 3 bedroom with 2.5 bathroom townhouse w/a secure double attached garage. Super convenient location just minutes from the Manning Shopping Complex, the Henday & Yellowhead. Ideal first home or as an investment property. Hardwood flooring, new carpet & Lots of natural light. Ready to move into and just enjoy. Granite counters in the kitchen with an island and S/S appliances including a microwave hood fan and brand new stove. Primary bedroom has its own 4 pce ensuite & walk-in closet. High EFFICIENT high velocity furnace with HRV reduces monthly utility costs down along with tankless water heater providing endless HOTWATER on demand. The front fenced low maintenance yard offers a great area to entertain outdoors, you even have a gas line. There is a park space in the complex & lots of visitor parking. Walking distance to LRT station, Clareview Rec Center, cineplex theatre in Manning Town Center & Transit stops. Dog park right across the street. Low condo fees.

Listing Presented By:



Originally Listed by:  
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