



## Edmonton Alberta

\$409,000

This 3-bedroom townhome had occupancy granted in Jan 2024 (Only 1 years old!). Located within the desirable community of Allard, It features 2.5 baths and a double attached garage. One of the largest available designs in the complex, the home comes with an open concept main floor featuring 9' ceilings and upgraded features. Perfect for entertaining with the kitchen offering a large island, quartz countertops and stainless-steel appliances as well as tons of cabinetry and a 2 pce bath as well. Laundry is conveniently located on the Bedroom level and the Primary bedroom has an ensuite bath w/oversized shower. 2 more bedrooms up as well as the 4 pc main bath. Double attached Garage, Massive Balcony and a Den on the main floor finish the home off. Located within walking distance to the K-9 School and driving distance to other major amenities...First time homebuyer or Looking for an investment to add to your portfolio?This home is already tenanted with an amazing tenant who wants to stay! Make this one yours! (id:6769)

Den 20.3 m X 11.11 m

Living room 20.3 m X 13.2 m

Dining room 16.11 m X 9.1 m

Kitchen 17.1 m X 9.1 m

Primary Bedroom 14.11 m X 17 m

Bedroom 2 11 m X 11.2 m

Bedroom 3 8.11 m X 12.8 m

Laundry room 3.6 m X 3.1 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.salsellshomes.ca/>

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