



## Edmonton Alberta

\$240,000

From quiet mornings in your private fenced yard to relaxing evenings in the finished basement, this welcoming end-unit townhouse in Royal Gardens offers the space and flexibility to fit your lifestyle. Boasting 1,417 sq. ft. plus a finished basement, this 3-bedroom, 2-bathroom home features a bright, functional layout with spacious living and dining areas that flow into the kitchen, creating an inviting setting for everyday living and entertaining. Upstairs you'll find a generous primary bedroom, two additional bedrooms, and a full bath, providing plenty of room for family, guests, or a home office. The finished basement adds valuable space for a rec room, home gym, office, playroom, or hobbies. Freshly painted and featuring a new furnace, hot water tank, dryer, and dishwasher (2025), this move-in-ready home also offers a private fenced yard perfect for summer BBQs, gardening, or letting pets play. Complete with convenient parking and a location close to schools, shopping, parks, and public transit. (id:6769)

Recreation room 6.73m x 4.48m

Living room 4.29m x 4.68m

Dining room 2.64m x 3.17m

Kitchen 2.53m x 2.49m

Breakfast 2.55m x 2.96m

Primary Bedroom 3.49m x 4.71m

Bedroom 2 3.26m x 4.74m

Bedroom 3 3.37m x 4.41m

Listing Presented By:



Originally Listed by:  
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