



## Edmonton Alberta

\$284,000

Fantastic Layout & Location--with some fresh paint, new carpet & a little TLC, this is an excellent opportunity to build equity! Incredible value in this bareland townhouse in Summerhill Glens, Larkspur. Offering 3 bedrooms, 1.5 baths, a finished basement, a single attached garage & low condo fees of just \$151/month! Brand new hot water tank (2026), modern vinyl plank flooring on main (2025), and shingles (2025). Offering a fenced yard backing an expansive green space & just steps to parks, 2 schools (K-6, 7-9) & walking distance to shopping, groceries & restaurants. Bright, open-concept main floor with central island, built-in dishwasher & dining area that seats 6. Patio doors lead to a private West-facing deck & yard. Spacious living room with a gas fireplace. Main floor powder room with pedestal sink. Upstairs features 3 very generous bedrooms, including a king-sized primary with a sunny, walk-in closet, plus a full 4-pce bath. Finished basement with large rec room & separate laundry/mechanical area. (id:6769)

Family room 5.66 m X 5.56 m

Laundry room 2.3 m X 1.19 m

Storage 2.03 m X 1.94 m

Utility room 3.63 m X 1.76 m

Living room 4.81 m X 3.24 m

Dining room 2.6 m X 2.54 m

Kitchen 3.26 m X 2.6 m

Primary Bedroom 4.74 m X 3.37 m

Bedroom 2 4.83 m X 2.87 m

Bedroom 3 4.83 m X 2.87 m

Listing Presented By:



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Royal Lepage Arteam Realty

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