



## Edmonton Alberta

\$610,000

Welcome to this exceptional townhouse in one of the city's most desirable areas, offering over 2,400 sq ft of beautifully finished living space across four developed levels with no condo fees. Enjoy breathtaking views of the river valley from this newly renovated home featuring four spacious bedrooms and 3.5 baths. The main floor includes a stunning kitchen, spacious dining area, 2-pc bath, and a cozy living room with gas fireplace. The second level offers a large family room, large bedroom, 3-pc bath, and laundry. The third floor is a luxurious primary suite with a private balcony, ample closet space, and 4-pc ensuite. The finished basement includes two bedrooms, 3-pc bath, and storage. A single car garage and carport offer great parking. This home is steps from the Edmonton Folk Festival grounds where a \$25.00 Community League membership gets you free tickets! A rare opportunity in a prime location, this move-in-ready home has been lovingly upgraded.

(id:6769)

Bedroom 3 15'4" x 16'5"

Bedroom 4 10'7" x 15'8"

Utility room 6' x 7'2"

Living room 12'2" x 13'9"

Dining room 12'10" x 15'1"

Kitchen 16'4" x 13'3"

Family room 16'5" x 17'8"

Primary Bedroom 11'11" x 18'

Bedroom 2 14'1" x 12'

Laundry room 7'9" x 5'2"

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

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