



## Edmonton Alberta

\$204,900

Welcome to this BRIGHT AND INVITING 3-bedroom, 1.5-bath townhouse in the sought-after, FAMILY-FRIENDLY community of Baturyn. PERFECTLY LOCATED close to parks, schools, shopping, and transit, this home offers both COMFORT AND CONVENIENCE. Inside, a WELCOMING LAYOUT features A BRIGHT DINING AREA AND FUNCTIONAL KITCHEN to the left, a handy half bath to the right, and a SPACIOUS LIVING ROOM with access to YOUR PRIVATE DECK straight ahead, ideal for RELAXING OR ENTERTAINING. Upstairs, you'll find THREE GENEROUS BEDROOMS and a REFRESHED 4-PIECE BATHROOM, while the basement provides AMPLE STORAGE, laundry, and A VERSATILE FLEX SPACE for a home office, gym, or playroom. Whether you're looking to upsize, to downsize or you are A SAVVY INVESTOR, this property delivers EXCELLENT VALUE in a well-established neighbourhood. (id:6769)

Den 5.11 m X 2.95 m

Living room 5.26 m X 3.32 m

Dining room 2.55 m X 2.22 m

Kitchen 2.55 m X 3.16 m

Primary Bedroom 4.22 m X 3.71 m

Bedroom 2 2.49 m X 4.03 m

Bedroom 3 2.64 m X 2.98 m

Listing Presented By:



Originally Listed by:  
Professional Realty Group



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