



## 6141 38 Avenue Edmonton AB

\$236,900

This lovely 3bed, 1.5-bath corner unit townhome is bursting with charm & potential, making it the perfect place to call home. Whether you're a student, a 1st time homeowner, or investor, this gem has something for everyone! Step inside to discover a well-designed kitchen with a spacious eating area, perfect for whipping up yummy meals & hosting gatherings. The inviting living room boasts a cozy gas fireplace, creating a warm & welcoming ambiance. On the main level, you'll also find a convenient 3-pce bath, adding to the ease of living. Upstairs 3 generously sized bedrooms await, along with a 4-pce bath for added comfort. The finished basement offers two flexible rooms, ideal for a variety of purposes, plus a laundry area. Outside, a cozy yard beckons with a decked sitting area surrounded by lush shrubs. Plus, enjoy the calm of backing onto a quiet green space with a serene walking path, where you can listen to the cheerful chirping of birds. With schools, public transportation, just a stone's throw away,

Listing Presented By:



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