



## Edmonton Alberta

\$235,000

Well-kept, turn-key 2-storey bright & spacious townhouse situated in the peaceful, family-friendly mature neighborhood of Duggan. The main floor welcomes you with a striking east-to-west open flow, and the dining area features a charming rustic wood accent wall. The comfortable living room offers beautiful Edmonton sunset views over the greenspace, and a large west-facing glass door leads to your private fenced backyard with a patio & gate, providing direct access to a nearby park. Upstairs, two bedrooms overlook the lush greenspace, offering peaceful views and great natural light. The high-end finished basement features a family recreation room, full bathroom, a private den or bonus room perfect for a home office or flex space, & a separate organized laundry area. Convenience defines this location. You are just a short stroll from local markets, public transit, library, three schools & three parks. Other features include: parking stall, some newer flooring, newer kitchen cabinetry, & a newer furnace. (id:6769)

Den Measurements not available

Laundry room Measurements not available

Recreation room Measurements not available

Living room 4.37 m X 5.39 m

Dining room 3.66 m X 2.57 m

Kitchen 2.51 m X 2.26 m

Primary Bedroom 3.71 m X 4.4 m

Bedroom 2 3.8 m X 2.64 m

Bedroom 3 4.37 m X 2.69 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

**REMAX Elite**

**REMAX ELITE**

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