





Edmonton Alberta

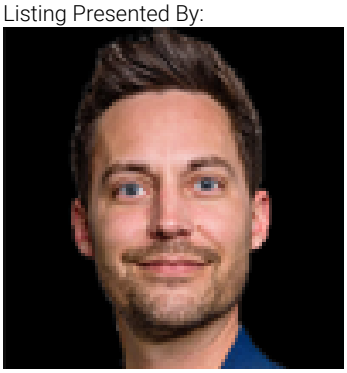
$226,900

More space, smart updates, and exceptional value in west Edmonton! This thoughtfully improved 2-storey townhouse in Callingwood Court offers 3 bedrooms, 1.5 bathrooms, a versatile basements flex room, and a private fenced yard. The main floor features a bright living room, functional kitchen, dining area, newer vinyl plank and carpet, updated lighting, added outlets, and a microwave with built-in range hood. Upstairs are 3 comfortable bedrooms and an updated 4-piece bath with a newer tub and heated towel rack. The partially finished basement adds flexile space for home office, playroom, gym, or hobby room, plus a new window, utility sink, improved lighting and a central humidifier. Outside, enjoy a fenced yard with a storage shed, updated concrete, and reinforced fencing. Close to Callingwood Park, schools, the YMCA, Lois Hole Library, shops, transit, Whitemud Drive, Anthony Henday, and West Edmonton Mall. (id:6769)

Office 3.39 m X 2.7 m
Living room 3.44 m X 4.57 m
Dining room 2.93 m X 2.27 m
Kitchen 2.3 m X 2.27 m

Primary Bedroom 3.78 m X 2.69 m
Bedroom 2 2.98 m X 3.23 m
Bedroom 3 2.27 m X 3.23 m

Listing Presented By:



Originally Listed by:
REMAX River City

REMAX Excellence

201, 5607-199 Street, Edmonton, Alberta,

Phone: 780-984-9399
Fax:
steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.