



## Edmonton Alberta

\$425,000

Rare opportunity to own a spacious 1,500 sq ft downtown townhouse with a unique loft design! Almost impossible to find something like this that checks all the boxes: fantastic location, large square footage, attached tandem garage, storage, balcony and bonus loft. Units like this rarely come up for sale. This stylish home features a bright and functional layout with a chic kitchen showcasing new vinyl plank flooring and plenty of character. Enjoy the comfort of air conditioning and the convenience of a tandem attached garage—enough for 2 vehicles or 1 plus loads of storage. The open living space leads to a private deck/balcony in the back—perfect for relaxing or entertaining. Main floor offers 2 large bedrooms, including an oversized primary with 3 piece ensuite. BONUS loft with potential for den or separate sitting area. In suite laundry. Situated just steps from vibrant downtown amenities, dining, shopping, and transit, this is urban living at its best with space, style, and rarity all in one! (id:6769)

Living room 4.67 m X 4.37 m

Dining room 4.3 m X 3.44 m

Kitchen 4.66 m X 3.71 m

Primary Bedroom 4.45 m X 3.51 m

Bedroom 2 3.87 m X 3.11 m

Loft 4.1 m X 3.35 m

Listing Presented By:



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MaxWell Devonshire Realty

<http://www.curtisinvests.com/>

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