



## Edmonton Alberta

\$234,000

Welcome to this beautifully updated end unit townhouse in the desirable Blue Quill Estates community! This well-maintained home features a newer kitchen with white cabinetry, granite countertops, stylish tile backsplash, upgraded sink, taps, and newer appliances. The main level offers durable laminate flooring and modern LED lighting. Upstairs, you'll find newer carpet, a spacious primary bedroom with a large closet and room for a king-sized suite, plus a large second bedroom. The refurbished bathroom includes a reglazed tub, newer sink, and updated plumbing fixtures. Additional upgrades include new triple pane windows and patio door, fresh paint throughout, newer switches and plugs, etc. The unfinished basement provides laundry space and future development potential. Enjoy a maintenance-free paving stone patio backing onto a tree belt. This well-managed complex with LOW CONDO FEES offers newer shingles (2022), and is ideally located near ravine trails, parks, schools, shopping, LRT, golf course, etc. (id:6769)

Living room 4.38 m X 3.4 m

Dining room 2.55 m X 2.29 m

Kitchen 2.45 m X 2.24 m

Primary Bedroom 3.66 m X 3.45 m

Bedroom 2 4.35 m X 3.23 m

Listing Presented By:



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Royal LePage Noralta Real Estate

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



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