



## Edmonton Alberta

\$339,900

Welcome to this spacious and modern 3-story END UNIT townhome in the centre of Griesbach with AC! Stepping inside, everything you are looking for in your next home is here. On the lower level is a den, a 2-piece bathroom, storage, and access to your OVERSIZED SINGLE ATTACHED GARAGE! Upstairs is the main living area, greeted with the kitchen with quartz countertops, S/S appliances, and the centre island as the focal point. From the kitchen is direct access to your private BALCONY! Situated is the dining room & living room with massive windows bringing in tons of natural light. Upstairs are 2 well-sized bedrooms. The primary bedroom offers direct access to the 4-piece ensuite and HIS & HERS closets. On the other side of the home is the second bedroom separated by the shared 4 pc bathroom and a second flex/den space on the upper floor! Located 15 mins from downtown, nearby schools, walking trails, and shopping along 97 ST & Northgate Centre. Professionally managed complex with LOW CONDO FEES of \$318/mo. (id:6769)

Den 2.75m x 2.64m

Living room 4.10m x 3.42m

Dining room 3.55m x 4.14m

Kitchen 4.10m x 3.90m

Primary Bedroom 3.36m x 3.22m

Bedroom 2 4.11m x 2.79m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.lorenzgroup.ca/>

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