



## Edmonton Alberta

\$194,900

Welcome to this move in ready townhome in Bannerman Village, with over 1,000 Sq. Ft. of comfortable living space. Spacious kitchen is a standout feature, complete with ample cupboard & counter space, dining area, pantry, & plenty of room for a future island. The inviting living room is enhanced with ceramic tile flooring & patio doors leading to a private backyard, fenced with a deck and shed offering additional storage space. Upstairs, are 3 good sized bedrooms & a 4-piece bath. Basement is approximately 80% finished & features a large family room-perfect for relaxing, movie nights or a 4th bedroom, space the whole family can enjoy. Additional highlights include: pets with board approval, newer roof, siding, furnace, water tank, & extra parking. Conveniently located close to schools, shopping, transportation, bus stop, Clareview Rec Centre - minutes to trails ( River Valley) - quick access to Anthony Henday Drive & Yellow Head Trail. Fantastic opportunity for first-time buyers, families, or investors! (id:6769)

Family room 4.75 m X 3.18 m

Living room 5.28 m X 3.33 m

Dining room 3.18 m X 1.97 m

Kitchen 2.81 m X 3.31 m

Primary Bedroom 3.1 m X 3.19 m

Bedroom 2 2.7 m X 2.47 m

Bedroom 3 2.88 m X 2.45 m

Listing Presented By:



Originally Listed by:  
REMAX River City

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

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