



## Edmonton Alberta

\$245,000

BUNGALOW STYLE TOWNHOUSE JUST STEPS FROM DOWNTOWN. Did you always want a lifestyle of being close to the action but always felt apartment life downtown was not for you or they were just too small. Do you have a pet or small children making this option impractical? Well check out this beauty, walk to Ice District, bike to work or the River Valley. Comes with a single attached garage + driveway parking for up to 2 more vehicles. Front veranda for enjoying warm summer nights. Playground, school and park across the street for your kids. Inside you will find over 1600 sqft, laminate flooring throughout most of the unit, gas fireplace in the living room, expansive kitchen with massive eating bar, 2 bedrooms on the main floor, 1.5 bathrooms including a 2pc primary bedroom ensuite. You thought the main floor was great wait till you see the downstairs that will blow you away. Additional bedroom & bathroom can be built as required downstairs, plus new HWT. Come quick to this amazing one of a kind property. (id:6769)

Recreation room 6.2 m X 12.1 m

Laundry room Measurements not available

Living room 3.5 m X 4 m

Kitchen 2.8 m X 5.3 m

Primary Bedroom 3.9 m X 3.6 m

Bedroom 2 2.8 m X 2.8 m

Listing Presented By:



Originally Listed by:  
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<http://jonhull.ca/>

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