



## Edmonton Alberta

\$326,000

Stunning 1,228 sq ft 2-storey townhouse in the desirable community of The Orchards At Ellerslie! This well-maintained home features 3 bedrooms, 2.5 baths, and a double attached garage. The bright, open-concept main floor offers large windows that fill the space with natural light. The modern kitchen features SS appliances, granite countertops, a center island, and ceiling-high maple cabinets. A 2-pc bath completes the main level. Upstairs offers 3 generously sized bedrooms, a 4-pc main bath. The primary bedroom features a walk-in closet and a 3-pc ensuite. The lower level includes a utility room and direct access to the double garage. Ideally located near Jan Reimer School (Public K-9) and Divine Mercy Catholic School (K-6). Just steps from the pond and the Residents' Clubhouse, which features a skating rink, tennis courts, playground, spray park, toboggan hill, picnic areas, and scenic walking paths. Enjoy quick access to Anthony Henday Drive, Calgary Trail, South Edmonton Common, and the Airport. (id:6769)

Living room 6.06 \* 4.20

Dining room 2.43 \* 1.60

Kitchen 4.03 \* 3.88

Primary Bedroom 3.77 \* 4.19

Bedroom 2 4.51 \* 2.55

Bedroom 3 2.91 \* 2.57

Listing Presented By:



Originally Listed by:  
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