



## Edmonton Alberta

\$399,000

Executive 2 bedroom, 2 bath 1700 sf townhouse with central A/C is perfectly located in a secure gated complex in the historic rail town district of downtown. This well maintained attractive home features an open main floorplan with large living room, dining room and kitchen with rear deck. Extensive use of hardwood and new carpet. The second floor has a bright bonus room with electric fireplace, den area, full 4 pc bath, bedroom and laundry. Top level is a principal bedroom retreat with vaulted ceiling, large windows, private south facing deck, walk in closet and 3 pc ensuite bath. Private drive under tandem garage for 2 cars & room for a third vehicle outside. Newer neutral paint, carpet on the main and first stairwell, new garage door & opener 2026, dishwasher and HWT 2025. Furnace and A/C have been professionally maintained annually. Safe well maintained complex with parking lot gates secured nightly. One block to Grant MacEwan University and steps to public transportation and all amenities. (id:6769)

Living room 5.07 m X 4.64 m

Dining room 3.66 m X 3.1 m

Kitchen 4.64 m X 5.07 m

Family room 9.07 m X 4.64 m

Primary Bedroom 4.7 m X 3.59 m

Bedroom 2 3.89 m X 3.48 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://mikecal.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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