



## St Albert Alberta

\$279,900

RARE FIND! Situated in one of the best locations in the complex this gorgeous 3+1 bedroom 1.5 bath nicely updated townhome features a fully finished WALKOUT basement with a southwest facing fully fenced yard backing onto PARK SPACE next to school grounds. Excellent layout with large living room and dining room area. Embrace the FRENCH doors. Enjoy your morning coffee in the lovely white kitchen with island that comes with newer stainless steel appliances overlooking the beautiful greenspace. The main floor bathroom has been recently redone. Large family room in the basement that feature patio doors walking out to the fenced yard. There is a bedroom/den in the basement as well. Newer furnace (2017) and new on demand hot water (Oct 2025) There are also newer windows, roof, and fence. 1 assigned covered parking stall comes with the unit. A second stall can be rented. Visitor parking just steps away. Walking distance to a variety of schools, fountain park, and downtown. It does not get any better than this! (id:6769)

Family room 4.34 m X 6.93 m

Bedroom 4 3.66 m X 3.36 m

Living room 3.53 m X 3.3 m

Dining room 3.3 m X 3.4 m

Kitchen 3.38 m X 3.56 m

Primary Bedroom 3.3 m X 3.56 m

Bedroom 2 3.56 m X 2.32 m

Bedroom 3 3.3 m X 2.72 m

Listing Presented By:



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Royal Lepage Arteam Realty

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