



## Edmonton Alberta

\$384,900

Backing onto lush greenspace and just steps from Edmonton's river valley, this renovated Hearthstone townhome offers a rare blend of privacy, nature, and convenience. Surrounded by mature trees and scenic walking trails with access to the Fort Edmonton Park & footbridge, the setting is both peaceful and connected. The wonderful layout features luxury vinyl flooring through the main and upper floors, cozy living and dining areas and a brand new kitchen. Upstairs offers three spacious bedrooms a renovated bathroom, while the fully finished basement adds a large rec room, a three-piece bathroom, and laundry/utility space. Enjoy a private fenced patio, attached garage, and a well-managed, pet-friendly complex (with fenced yard) known for its beautifully manicured areas. Ideally located near schools, parks, trails, shopping, and with easy access to Whitemud, and direct transit to the U of A - this is a rare opportunity to own a home in one of the city's most desirable river valley communities. (id:6769)

Recreation room 6.3 m X 2.87 m

Laundry room 3.77 m X 3.25 m

Living room 6.33 m X 3.56 m

Dining room 3.12 m X 2.88 m

Kitchen 3.96 m X 2.88 m

Primary Bedroom 4.87 m X 4.92 m

Bedroom 2 4.55 m X 3.23 m

Bedroom 3 3.42 m X 3.12 m

Listing Presented By:



Originally Listed by:  
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<http://www.edmontonrealestateguy.com/>

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