



Edmonton Alberta

\$312,000

Welcome to this bright and inviting 3-bedroom, 1.5-bath townhome in Larkspur Landing, offering a functional layout and a convenient southeast Edmonton location! The main floor features a spacious living area and modern kitchen with granite countertops, an electric stove, and plenty of natural light from the additional windows throughout the home. A convenient half bath completes the main level. Upstairs, you'll find three bedrooms and a full bathroom, providing plenty of space and flexibility for families, first-time buyers, or those looking for a home office. The unfinished basement offers additional storage and plenty of potential for future development. Outside, this corner unit backs onto an abundance of green space with easy access to Larkspur Park, Larkspur Rink, and Larkspur Playground. Velma E. Baker School and Thelma Chalifoux School are also within walking distance. Ideally located near Meadows Shopping Centre, with a variety of restaurants, shopping, groceries, and everyday amenities nearby. (id:6769)

Living room 5.72 m X 3.8 m

Dining room 3.75 m X 2.69 m

Kitchen 3.75 m X 2.83 m

Primary Bedroom 4.74 m X 4.33 m

Bedroom 2 3.73 m X 2.83 m

Bedroom 3 3.02 m X 2.58 m

Listing Presented By:



Originally Listed by:
MaxWell Progressive

<https://bridgewayrealestate.ca/>

 **REMAX
Excellence**

REMAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.