



## Edmonton Alberta

\$299,900

Welcome to Atria in Callaghan! This end unit, 1170 sqft/108.83 m<sup>2</sup> 3 storey townhouse features 3 bedrooms, 2 bathrooms (including full ensuite) and laundry on the top floor; main floor great room offers plenty of windows for natural light, living room with fireplace, island kitchen with quartz counters & eating bar, stainless steel appliances, dining room, and access to the large outdoor space - a west facing balcony with natural gas hook up for bbq and room for patio furnishings, insulated double garage, tandem style, with mud room and storage space. Enjoy views of the courtyard from the east facing windows in the bedrooms & living room. 9' ceilings, central a/c, laminate flooring & neutral carpet throughout, close to schools, shopping, public transportation, Anthony Henday, Blackmud Ravine Trail system, ponds & greenspaces, and all major amenities. Condo fee is \$262.33/monthly. (id:6769)

Living room 3.94 m X 5.93 m

Dining room 3.95 m X 3.79 m

Kitchen 3.52 m X 3.42 m

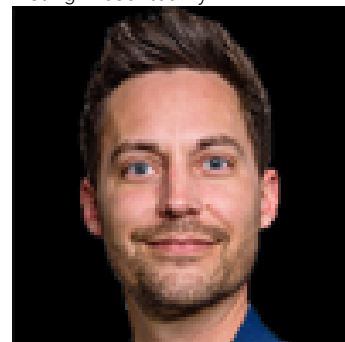
Primary Bedroom 2.93 m X 4.09 m

Bedroom 2 2.46 m X 3.37 m

Bedroom 3 2.43 m X 3 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty

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