



## Edmonton Alberta

\$259,800

Welcome to this inviting home ideally located across from Duggan Park—just steps from schools and only minutes to South Edmonton Common! Enjoy easy access to public transportation right by the townhome, and with Calgary Trail nearby, shopping and dining are just a short drive away. Inside, the main floor features a bright living area and convenient 2-piece bath. Upstairs, you'll find three spacious bedrooms and a 4-piece washroom, perfect for families. The finished basement offers even more space with a cozy recreation room, large bonus room, and another full 4-piece bath. Recent upgrades include a new hot water tank (2024) and roof (2025), giving you peace of mind for years to come. Complete with an assigned parking stall, this home offers incredible value for both first-time buyers and investors alike. With its prime location and thoughtful updates, this property truly combines comfort, convenience, and potential! (id:6769)

Bonus Room 5.39 m X 4.17 m

Recreation room 5.42 m X 3.44 m

Utility room 2.67 m X 2.31 m

Living room 5.42 m X 4.38 m

Dining room 3.41 m X 2.88 m

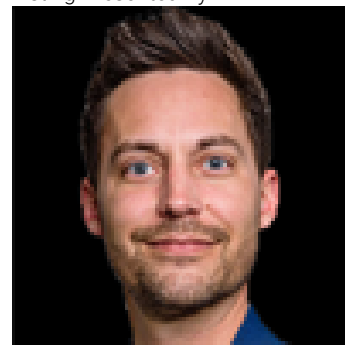
Kitchen 2.29 m X 3.3 m

Primary Bedroom 4.41 m X 3.71 m

Bedroom 2 2.68 m X 3.77 m

Bedroom 3 2.68 m X 4.38 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<https://marycatindig.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
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.