



## Edmonton Alberta

Laurel

**\$310,800**



Well maintained 2 bed/2.5 bath END UNIT townhome in SE Edmonton! Perfect for 1st time home buyers & investors. Open concept layout, ample natural light, & laminate flooring on the main level. Spacious kitchen w/ a huge island, stainless steel appliances, pantry, full height cabinetry, subway tile backsplash. Upper level offers 2 well-sized bedrms - primary bedrm incl 4 pc ensuite w/ dual sinks, walk-in shower & walk-in closet. 2nd bdrm also has ensuite/walk-in closet. Lower level has an attached single car garage & mudroom. Nicely-appointed location w/ low maintenance fenced-in yard to enjoy the warmer months. Higher energy efficiency w/ tankless hot water & HRV for a lower utility bill. Visitor parking available. Walking distance to tons of amenities, including park/pond. Located close to schools, shopping, public transit, Meadows Rec Centre, community playground & league. Quick access to major commuter routes incl Anthony Henday & Whitemud for effortless commuting! (id:6769)

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