



Edmonton Alberta

\$318,800

Beautifully maintained 3 bed/3 bath END UNIT bi-level townhome w/ 1700+ sf living space. FRESH PAINT!
Fantastic location in Leger, steps to grocery, shopping, restaurants, gym & more. Forget about cutting grass & shovelling snow! Perfect for those down sizing, investors & 1st time buyers. Main floor ft bright & open concept layout, vaulted ceiling, cozy corner gas fireplace & gorgeous hardwood floors. Functionally designed kitchen incl eating bar, maple cabinets, granite counters & pantry. Dining nook steps out onto a 2-tiered deck with gas line & large trees for extra privacy. Upper level completed by large primary bedrm with 3-pc ensuite bath & walk-in closet, 2nd bedrm & 4-pc full bath. Lower level ft generously sized 2nd living/rec area, extra storage, 3rd bed, 4-pc full bath & laundry. Oversized/insulated double attached garage for added security & convenience. Hot water tank just replaced last year! Short commute to Terwillegar Rec Center, Derrick Club, parks, ravine trails & major commuter routes (id:6769)

Family room 4.82 m X 3.41 m

Bedroom 3 3.38 m X 1.55 m

Living room 5.43 m X 3.54 m

Dining room 4.08 m X 2.87 m

Kitchen 4.08 m X 3.2 m

Primary Bedroom 3.9 m X 3.17 m

Bedroom 2 3.17 m X 3.02 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.alangee.com/>



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