

Edmonton Alberta

\$243,800

Welcome to CHARLESWOOD, a self-managed condo with LOW condo fees in a great neighbourhood. This END UNIT has a private SOUTH facing fenced back yard. Spacious living/dining room with a view of the central green space with big trees, sunny kitchen with white Kitchen Craft cabinets & 2 pce guest bathroom. There are THREE bedrooms upstairs & a 4 pce bath. The basement is ready for future development & has a washer & dryer there. This townhouse, in a park-like setting, overlooks a central landscaped green space & is only steps from PLEASANTVIEW PARK with a playground & playing fields. Special features are the high efficiency furnace & A/C. Upgrades in past years include windows, shingles, soffits & maintenance free fences. QUIET location close to school, public transit, shopping & near Calgary Trail, Gateway Blvd, U of A, Southgate & LRT. This is the perfect nest for young families or first time buyers & an excellent investment property. Quick possession & enjoy the summer here! (id:6769)

Living room $4.18 \text{ m} \times 5.4 \text{ m}$ Kitchen $3.76 \text{ m} \times 2.87 \text{ m}$ Primary Bedroom $3.5 \text{ m} \times 3.5 \text{ m}$ **Bedroom 2** 2.9 m X 3.98 m **Bedroom 3** 2.9 m X 2.9 m Listing Presented By:



Originally Listed by: RE/MAX Elite

http://www.anndawrant.com/



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.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.