



## Edmonton Alberta

\$335,000

Welcome to this charming 2016-built townhouse located in the vibrant community of The Orchards. This well-maintained home offers 2 spacious bedrooms, each with its own private ensuite—perfect for added comfort and convenience. With 2.1 bathrooms in total, a functional layout, and a bright, open living space, this property is ideal for first-time buyers or investors. The kitchen, living, and dining areas flow seamlessly, and the fresh coat of paint throughout makes this home feel brand new. Enjoy your morning coffee on the private balcony, complete with a gas line for BBQ, and take advantage of the attached 2-car garage. Affordable condo fees make this a great option for low-maintenance living. The Orchards is known for its family-friendly atmosphere and access to community amenities like parks, walking trails, and the Residents Association clubhouse. Situated close to schools, public transit, and shopping, this home offers comfort, value, and convenience in a well-connected location. (id:6769)

Living room 4.39 m X 5.07 m

Dining room 3.34 m X 2.21 m

Kitchen 4.39 m X 3.39 m

Primary Bedroom 3.65 m X 4.98 m

Bedroom 2 3.67 m X 2.92 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



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.