



## Edmonton Alberta

\$299,900

Affordable luxury meets smart design in this 2 BEDROOM + DEN townhome by Homes by Avi--perfect for young professionals or couples starting out! The open-concept main floor offers a spacious kitchen with a large island, raised eating bar, pantry, and tons of cabinet space. Garden doors open to your private north-facing balcony with a gas line--ideal for after-work BBQs or lazy weekend lounging. Enjoy a bright living room full of natural light, a generous dining area for hosting, and a convenient main floor powder room. Upstairs features a primary suite with full ensuite and walk-in closet, a second bedroom, and a cozy den--perfect for an office, nursery, or hobby room. You'll also find laundry and a 4-piece bath on this level. The double attached tandem garage includes a closed-off storage/workshop area for your tools or hockey gear. Enjoy a landscaped courtyard with natural walking trails and green space. Close to cafes, shopping, schools, and transit-- this home checks every box! (id:6769)

Living room 4.69 m X 3.09 m

Dining room 3.59 m X 3.96 m

Kitchen 3.25 m X 4.29 m

Den 2.39 m X 2.56 m

Primary Bedroom 3.06 m X 3.39 m

Bedroom 2 3.05 m X 2.9 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://erickyip.com/>



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:  
sbuck56@gmail.com

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