



## Edmonton Alberta

\$413,800

Well maintained 3 bed/2.5 bath townhouse w/ dbl attached grg and fenced front yard in the desirable Glenridding Heights! This home offers style & functionality w/ 1460 sf of thoughtfully designed space. Ideal for a 1st time home buyer or investor! Ground flr flex space can be used as a reading nook, fitness rm, home office, or extra storage. Open-concept layout and 9ft ceilings on the main flr seamlessly connect the living, dining, and kitchen areas. Perfect for relaxing & entertaining! Kitchen features a large island w/ eating bar, quartz countertops, S/S appliances, ceiling-height cabinets & tons of storage. Upstairs, you'll find the primary bdrm w/ walk in closet & 3pc ensuite. Well-sized 2nd & 3rd bdrms complete this level. Additional features include HRV & tankless hot water for lower utility bill! Conveniently located close to schools, transit, Currents of Windermere, Jagare Ridge Golf, & Movati gym. Quick access to major routes incl Henday & Rabbit Hill Rd for effortless city wide commuting. (id:6769)

Living room 4.08 m X 3.69 m

Kitchen 3.57 m X 3.08 m

Primary Bedroom 3.63 m X 3.63 m

Bedroom 2 3.32 m X 2.62 m

Bedroom 3 3.32 m X 2.53 m

Breakfast 4.08 m X 2.41 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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