



## St. Albert Alberta

\$319,900

Two storey renovated townhome backing onto mature trees and green space! This 1440 sq ft home has 3 bedrooms & 2.5 baths. New vinyl plank flooring and carpet. The kitchen has white cabinetry, tile backsplash & ample countertop space for meal prep. The dining room overlooks a sunken living room with floor to ceiling stone/gas fireplace and sliding doors that open onto the patio area. The deck has been upgraded to maintenance-free composite boards. This is a relaxing, private area to enjoy your morning coffee. The modern, open tread staircase leads to the upper level. The primary bedroom features a large walk-in closet, 3 pc ensuite, and a private balcony overlooking the treed setting. There are 2 more spacious bedrooms and a 4 pc bath. The basement has a storage room, high eff. furnace, air conditioner and a double attached heated garage. Close to shopping, transit hub, schools, parks & commuter routes. Upgrades include: A/C 2023, Hot water tank 2019, vinyl plank flooring and carpet 2024. (id:6769)

Living room 5.8 m X 4.8 m

Dining room 4.3 m X 2.9 m

Kitchen 3.8 m X 3.2 m

Primary Bedroom 4.8 m X 3.7 m

Bedroom 2 3.7 m X 3.2 m

Bedroom 3 3.5 m X 2.9 m

Laundry room Measurements not available

Listing Presented By:



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RE/MAX Elite

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**Royal**

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

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