



## 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 m X 5.4 m

Kitchen 3.76 m X 2.87 m

Primary Bedroom 3.5 m X 3.5 m

Bedroom 2 2.9 m X 3.98 m

Bedroom 3 2.9 m X 2.9 m

Listing Presented By:



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