



## Edmonton Alberta

\$344,800

This lovely townhouse in Laurel Landing is a perfect property for first-time home buyers & investors. The 3 bedroom exterior unit boasts an open concept and wide-plank flooring throughout the main level. The kitchen is spacious with stainless steel appliances, granite countertops in kitchen, walk-in pantry, subway tile backsplash and an island with eating bar. The upper level offers 3 bedrooms: the primary including a 3 piece ensuite and a large walk-in closet. Lower level has an attached double car garage and mudroom great for the cold winters. Plus there is a desirable low maintenance fenced-in yard to enjoy entertaining in the warmer months. Higher energy efficiency w/tankless hot water & heat recapture for a lower utility bill. This well maintained complex offers visitor parking and is walking distance to tons of amenities. Located close to shopping, a community playground, community league, newer rec centre, schools and public transit. (id:6769)

Living room 4.05 m X 3.48 m

Dining room 2.74 m X 2.34 m

Kitchen 4.11 m X 2.52 m

Primary Bedroom 4.04 m X 2.95 m

Bedroom 2 3.46 m X 2.41 m

Bedroom 3 2.67 m X 3.15 m

Listing Presented By:



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484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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