



## Edmonton Alberta

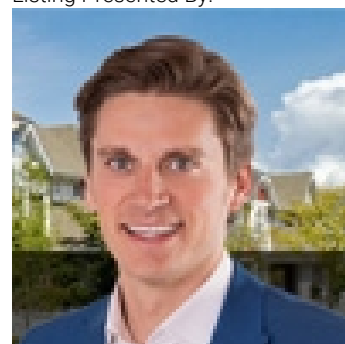
\$334,800

Welcome to this lovely townhouse in Laurel Landing! This is a perfect property for first-time home buyers & investors. This 2 bedrm END UNIT home boasts an open concept, ample natural light, & wide-plank flooring throughout the main level. The kitchen is spacious w/ stainless steel appliances, pantry, full height cabinetry, subway tile backsplash & large island. The upper level offers 2 bedrms, transom windows, & both w/ walk-in closets: the primary including a 4 piece ensuite dual sinks, & walk-in shower. Lower level has an attached single car garage, & mudroom great for the cold winters. This nicely located end unit, & has 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 & is walking distance to tons of amenities. Located close to shopping, a community playground, community league, newer rec centre, schools & public transit. (id:6769)

Living room 4 m X 3.97 m  
Dining room 3.3 m X 2.9 m  
Kitchen 3.35 m X 2.61 m

Primary Bedroom 3.42 m X 3.54 m  
Bedroom 2 3.39 m X 2.76 m  
Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**Royal  
Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce  
Grove, AB,

Phone: 780-920-0550  
Fax:  
tyson@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.