



## Edmonton Alberta

\$225,000

Welcome to this SPACIOUS 3 BED - 1.5 BATH townhouse situated in the family friendly community of Pollard Meadows, just minutes away from schools, shopping, walking paths & transit! A unique floorplan with a spacious living room featuring a two-sided wood burning fireplace, a spacious kitchen, a formal dining area and a 2 piece powder room! Upstairs is host to the large primary bedroom with a full wall of closet space, a 4 piece bathroom & 2 additional bedrooms. Newer vinyl plank flooring on the main floor and bright new paint throughout. The LARGE SW facing backyard is fully fenced and backs on to a walking trail. Great Condition and Immediate Possession - Low Condo Fees of \$302.20/Month and well managed Complex! (id:6769)

Living room 3.07 m X 7.97 m

Dining room 2.82 m X 2.4 m

Kitchen 2.75 m X 2.59 m

Primary Bedroom 4.02 m X 4.11 m

Bedroom 2 2.77 m X 2.56 m

Bedroom 3 2.92 m X 3.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.riverbendricky.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.