



## Edmonton Alberta

\$296,800

Beautiful 3 bedroom with 2.5 bathroom townhouse w/a secure double attached garage. Super convenient location just minutes from the Manning Shopping Complex, the Henday & Yellowhead. Ideal first home or as an investment property. Hardwood flooring, new carpet & Lots of natural light. Ready to move into and just enjoy. Granite counters in the kitchen with an island and S/S appliances including a microwave hood fan and brand new stove. Primary bedroom has its own 4 pce ensuite & walk-in closet. High EFFIECIENT high velocity furnace with HRV reduces monthly utility costs down along with tankless water heater providing endless HOTWATER on demand. The front fenced low maintenance yard offers a great area to entertain outdoors, you even have a gas line. There is a park space in the complex & lots of visitor parking. Walking distance to LRT station, Clareview Rec Center, cineplex theatre in Manning Town Center & Transit stops. Dog park right across the street. Low condo fees. (id:6769)

Living room 3.8 m X 3.9 m

Dining room 3 m X 3.2 m

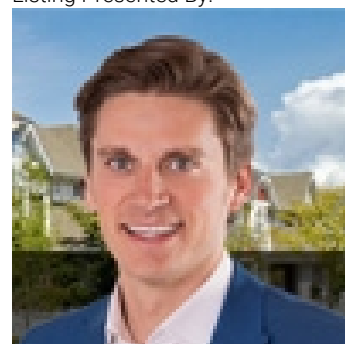
Kitchen 4.07 m X 3.07 m

Primary Bedroom 3.17 m X 4.41 m

Bedroom 2 3 m X 2.5 m

Bedroom 3 2.79 m X 2.75 m

Listing Presented By:



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CREA

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