



GRASSROOTS
REALTY GROUP

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26, 3311 58 Street NW
Edmonton, Alberta

MLS # A2346854



\$235,000

Division:	Tawa		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,218 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 349
Basement:	Full	LLD:	-
Exterior:	Asphalt	Zoning:	29
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Sump Pump(s)		

Inclusions:	N/A
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IDEAL LOCATION JUST STEPS FROM THE GREY NUNS HOSPITAL! This 3-bedroom, 1.5-bathroom townhouse offers a functional layout and an unbeatable location for families or anyone looking to be close to everyday amenities. Step inside to a spacious living and dining area featuring a cozy gas fireplace, creating a welcoming space to relax or entertain. At the back of the home, the kitchen overlooks a good-sized deck, perfect for enjoying your morning coffee or summer evenings. The rear-facing window also offers a convenient view toward the hospital. Upstairs, you'll find a generous primary bedroom, two additional bedrooms, and a full 4-piece bathroom. The undeveloped basement provides plenty of potential for future development, storage, or additional living space. With 2 parking stalls located directly in front of the unit, convenience is at your doorstep. Located close to Grey Nuns Hospital, shopping, schools, parks, and other amenities, this townhouse offers a fantastic opportunity in a highly convenient location.