



GRASSROOTS
REALTY GROUP

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52, 18110 28 Avenue SW
Edmonton, Alberta

MLS # A2349665



\$379,900

Division:	Keswick Area		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,655 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 188
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Coverings/Blinds

Step inside this beautifully elevated 1,500 sq ft RMS (1,535 builder sq ft) townhome, where modern elegance seamlessly blends with everyday comfort. Complete sleek vinyl flooring extending through the primary living spaces with 9' ceilings, this property is designed to impress. The entry level sets the tone with a double garage leading to a welcoming foyer and a versatile flex space—perfect for a private home office or an art studio. Ascend the stairs to a sun-drenched, open-concept main floor. The standout kitchen comes fully equipped with stainless steel appliances, elegant quartz countertops that carry through to all the bathrooms, a walk-in pantry, and a handy adjoining nook ideal for a workspace or play area. The layout flows effortlessly into the dining and living spaces, stepping out to a private second-floor balcony overlooking a quiet residential street. A 2-piece powder room completes this level. Upstairs, the primary suite offers a walk-in closet and a 3-piece ensuite with a glass shower. Two additional bedrooms, a pristine 4-piece main bath, a handy storage closet, and convenient upper-level laundry featuring a front-load washer and dryer provide ultimate organization. This brand-new build is truly move-in ready with window blinds already installed. Located in a sought-after SW Edmonton community near scenic trails, schools, and shopping, this home offers an exceptional lock-and-leave lifestyle—only 20 minutes to the airport! Includes a 10-year New Home Warranty. (Property taxes are TBD; current amount reflects unassessed value). Book your showing today!