RE/MAX GRANDE PRAIRIE

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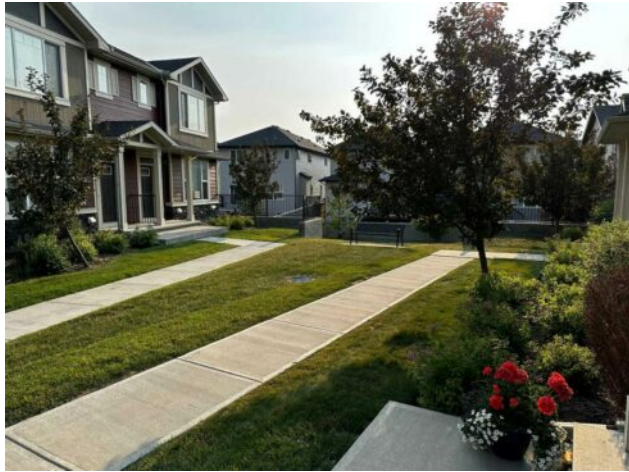
$478,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey, Side by Side		
Size:	1,343 sq.ft.	**Age:**	2014 (10 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 321
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: n/a

Price reduced from $505,000 of this beautiful 3-bedroom, 2.5-bathroom 2 storey townhouse in Panorama Hills. This home boasts several standout features, including low condo fees, double attached garage, and 9' ceilings on the main level. The prime location across from a park and playground enhances its appeal. The main level features tasteful engineered hardwood flooring and includes a well-appointed kitchen with quartz countertops, stainless steel appliances, and a large bar island, alongside a dining area that opens to a back balcony with a gas rough-in. The sun-drenched living room has huge windows and faces a south-facing courtyard. Upstairs, the master bedroom offers a 3-piece ensuite and a walk-in closet with window, with 2 more good-sized bedrooms and a 4-piece bathroom completing the upper level. The basement features a laundry room, a storage room, and access to the 19'8" x 19'2" double attached garage, which is large enough to park two full-size vehicles. Conveniently close to schools, shopping centers, public transit, Stoney Trail, the Vivo Centre and the new famous senior high school - North Trail High School, which offers a wide range of recreational activities and facilities. Don’t miss the incredible value this home offers! Book your showing today for this huge price reduction town home!