



9340 211 Street NW  
Edmonton, Alberta

MLS # A2275653



**\$385,555**

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | Webber Greens                   |        |                   |
| Type:     | Residential/Other               |        |                   |
| Style:    | 2 Storey, Attached-Side by Side |        |                   |
| Size:     | 1,324 sq.ft.                    | Age:   | 2014 (12 yrs old) |
| Beds:     | 3                               | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached          |        |                   |
| Lot Size: | -                               |        |                   |
| Lot Feat: | Back Lane, Lawn, Level, Paved   |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Forced Air, Natural Gas   | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate  | Sewer:     | -      |
| Roof:       | Asphalt Shingle   | Condo Fee: | \$ 220 |
| Basement:   | Full  | LLD:       | -      |
| Exterior:   | Wood Frame  | Zoning:    | 58     |
| Foundation: | Poured Concrete   | Utilities: | -      |
| Features:   | No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |            |        |
| Inclusions: | None  |            |        |

BEAUTIFUL 1,324 sqft END UNIT townhome in Webber Greens! You will love the UPDATED KITCHEN & APPLIANCES, CENTRAL A/C, & HEATED GARAGE! Incredible location with a park & 2 schools across the street (Michael Phair 7-9 and Bishop David Motiuk K-9). This home offers 3 bedrooms and 2.5 bathrooms, including master ensuite and walk-in closet. Enjoy the convenience of UPSTAIRS LAUNDRY! Basement is unfinished with a nice layout should one choose to develop. Off the back entrance is access to your fenced backyard with low maintenance landscaping and double detached garage. Situated in Edmonton's West End with quick access to all amenities and public transportation. Come check it out!