



## 11620 17 Avenue Edmonton AB

\$454,800

Welcome to the Rutherford! NO CONDO FEES! This stunning half-duplex offers a total of 1,566 sqft + a FULLY FINISHED BASEMENT of 635+ sqft! Offering 4 large bedrooms, 3.5 baths & REC ROOM! The spacious foyer welcomes you to the large open-concept living room with a gas fireplace & bright windows, a large dining area & an ISLAND KITCHEN W/ BREAKFAST BAR & WALK-IN PANTRY! The dining area leads you to the huge deck & FULLY FENCED, OVERSIZED BACKYARD backing on to trees, the perfect backdrop for entertaining! Upstairs offers you 3 large w/ the Primary bedroom offering a 4-piece ensuite & WALK-IN CLOSET! The 2 large bedrooms share a common 4-piece bath! The FULLY FINISHED BASEMENT offers a comfortable extra living space w/ a REC ROOM, BEDROOM & 3-PC BATH! Close to schools, shopping, transportation, parks, and playgrounds, this home is the PERFECT HOME IN A PERFECT LOCATION FOR FIRST-TIME HOME BUYERS OR A SAVVY INVESTOR who wants to add to their portfolio!

Listing Presented By:



Originally Listed by:  
Royal LePage Magna

info@manibagga.com  
<http://www.manibagga.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net