



# 12441 18A Avenue Edmonton AB

\$799,900

All of the cookie, none of the cutter. This very unique home WOWS in every way! It backs onto a picturesque pond & walking trail in the desirable family friendly community of Rutherford. \$31,000 solar panel 10kwh system. Inside is a gorgeous open layout with formal dining at the front with custom built-in buffet, a massive kitchen with stainless appliances, huge island, granite counters, walk-through pantry w/ 2nd fridge. A living room with gas fireplace, eat-in kitchen area in front of sliding patio doors, big bright windows with southern views of the pond, 9' ceilings, hardwood on the main & spectacular floating stairs with glass railing viewing down to the lower level bed & up to the bonus room level. 3 beds & 2 full baths upstairs- huge master suite & cute jack & jilled bedrooms. The basement is partially finished & walks out to a meticulously maintained yard with a stone patio, & next level landscaping. Very impressive home, Great CUL-DE-SAC location a few blocks from Johnny Bright K-9 School.

Listing Presented By:



Originally Listed by:  
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