



12045 22 Avenue 318 Edmonton AB

\$218,000

Rutherford Landing welcomes you with this AWESOME 2 bedroom + den, 2 FULL bathroom CORNER CONDO UNIT boasting your own PRIVATE BALCONY to enjoy & entertain outdoors! Located on 3rd floor of well-maintained complex w/ reasonable condo fees that includes heat & water. PLUS...2 TITLED UNDERGROUND PARKING STALLS (side-by-side) in heated garage w/visitor parking. Centrally located complex & all amenities close by, shopping, library, restaurants, coffee shops, transit & more. Spacious design for comfort living, boasting in-suite laundry & ample storage. Welcoming foyer transitions to open space, perfect for work-from-home office. Kitchen showcases rich cabinetry, stainless steel appliances, mosaic tile backsplash & granite countertops w/eat-on peninsula. Abundance of natural light aluminates spacious living/dining room w/side patio door leading to balcony. Owners' suite is tucked away for added privacy & features WIC w/exclusive 4 pc ensuite. Great opportunity for new buyers & investors. WELCOME HOME!!

Listing Presented By:



Originally Listed by:
Real Broker

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