



## Edmonton Alberta

\$650,000

Beautifully located in the desirable community of Rutherford, this 2,363 sqft two-storey home offers a bright, open layout perfect for modern family living. The gourmet kitchen is the centerpiece of the main floor, highlighted by a stunning coffered ceiling, built-in stove and micro-wave, a chimney-style hood fan, and a spacious granite countertop. A formal dining room provides excellent flexibility and can easily serve as a home office, while the cozy breakfast nook offers the ideal spot for casual meals. Upstairs, the expansive primary bedroom is large enough to create a private sitting area, offering a serene retreat. Generous secondary bedrooms, a versatile bonus room, and a convenient laundry room complete the upper level. Walking distance to Monsignor Fee Otterson School (K-9), minutes to Johnny Bright School and Heritage Shopping Centre, with quick access to Anthony Henday Drive and Calgary Trail. The airport is only 15 minutes away, delivering exceptional convenience and lifestyle. (id:6769)

Living room 4.52\*5.96

Dining room 3.72\*3.40

Kitchen 3.69\*4.17

Breakfast 3.72\*3.40

Primary Bedroom 4.94\*5.31

Bedroom 2 3.53\*3.61

Bedroom 3 3.56\*3.47

Bonus Room 5.04\*4.82

Laundry room Measurements not available

Listing Presented By:



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Initia Real Estate



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