



## Edmonton Alberta

\$388,000

This 1,333sqft. half duplex is a gem that offers the space and privacy of single-family living in one of South Edmonton's most loved neighborhoods -- Rutherford -- with NO CONDO FEES. Open-concept on the main floor allows everyone plenty of room to spread out or host guests comfortably. 3 generous bedrooms upstairs, including the large primary with an ensuite provides an extra layer of comfort. Whether you're a first time home buyer or an investor, single or raising a small family, the southwest-facing front exposure adds great curb appeal & helps keep winter heating costs down, while the thoughtful layout makes the most of every inch of the home. Attached garage adds to everyday convenience, offering secure parking & extra storage. Downstairs, the unfinished bsmt is a blank canvas ready to be transformed into a space that suits your lifestyle. Just minutes from Anthony Henday, James Mowatt, shopping & amenities, this home is a smart, move-in-ready opportunity for buyers seeking space, value & so much more! (id:6769)

Living room 3.54 m X 3.91 m

Dining room 3.27 m X 3.2 m

Kitchen 3.27 m X 3.21 m

Pantry 1.23 m X 1.34 m

Primary Bedroom 3.61 m X 3.74 m

Bedroom 2 3.39 m X 3.17 m

Bedroom 3 2.92 m X 3.12 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



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