



## Edmonton Alberta

\$445,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. Welcome to this well-maintained 2-storey home in the sought-after community of Rutherford! Offering 3 bedrooms, 2.5 bathrooms, a finished basement, and a versatile den, this home combines comfort, functionality, and excellent storage. The bright main floor is perfect for everyday living and entertaining, while the finished basement provides extra space for a family room, gym, playroom, or home theatre. Upstairs features three spacious bedrooms, including a primary bedroom with a private ensuite. The den is ideal for a home office, study, or hobby room. A standout feature is the detached double garage with extra height and a rare attic storage loft, complete with a built-in ladder and exterior access door. Enjoy a private backyard and a prime location close to schools, parks, trails, shopping, restaurants, and other amenities. Move-in ready and perfect for families, first-time buyers, or investors. (id:6769)

Bedroom 4 4.04 m X 2.33 m

Utility room 4.7 m X 3.57 m

Storage 1.25 m X 2.7 m

Living room 4.34 m X 4.75 m

Dining room 3.03 m X 2.72 m

Kitchen 4.09 m X 2.41 m

Primary Bedroom 4.28 m X 3.53 m

Bedroom 2 3.65 m X 2.81 m

Bedroom 3 3.07 m X 3.46 m

Listing Presented By:



Originally Listed by:  
HonestDoor Inc

<https://www.honestdoor.com/>



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