



Edmonton Alberta

\$349,900

Attention investors, first-time buyers & empty nesters, this home is for you! This half duplex is ideally located backing a large greenspace & Johnny Bright School, with Rutherford's scenic, forest-like walking trails just steps away. The open-concept main floor features granite countertops, an eat-in island, dining nook, cozy gas fireplace & 2-pc bath. Step outside from the kitchen to a spacious deck & fire pit area overlooking the greenspace. Upstairs offers 2 MASSIVE bedrooms & 2 full baths, both with granite counters. The primary features separate his & hers closets plus peaceful views out back. No carpet upstairs makes for easy cleaning! The fully finished basement adds another comfortable living space with an electric fireplace, laundry & a storage room roughed-in for a 4th bathroom. Complete with an attached single garage, this home offers a functional layout in a fantastic location! Close access to the Henday, all shopping & amenities. Rutherford is a wonderful place to call home! (id:6769)

Recreation room 18'2" x 13'

Storage 6'5" x 4'3"

Laundry room Measurements not available

Living room 11'8" x 18'11"

Dining room 7'5" x 8'3"

Kitchen 9'10" x 10'9"

Primary Bedroom 13'9" x 12'8"

Bedroom 2 12'11" x 14'6"

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

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



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.