



Edmonton Alberta

\$420,000

Huge yard - one of the biggest in Rutherford + no back neighbours! Great use of living space throughout this 1515sq.ft. half duplex with many custom storage and shelving units. Main open floorplan has new SS fridge (2022), built-in dining bench and shelves, cozy gas fireplace, 2-pc powder room and all new lighting. Bright upstairs has primary bedroom with 2 walk-in closets and 3-pc ensuite; large second bedroom with 2 big closets; and another 3-pc bathroom with linen closet. Beautifully finished basement has Murphy bed with shelving and 3-pc ensuite - could be 3rd bedroom or guest suite! Basement also has stacked laundry, laundry sink, and 2 storage rooms. Garage has shelving, cabinet and flip-up work bench, and can still fit an SUV in it! Other notable updates throughout: new carpet and laminate plank (2021), shingles (2025), hot water tank (2020), insulated garage door with overhead heater (2019). Walking distance to Johnny Bright School (K-9) and paths/parks throughout Rutherford. Don't miss this one! (id:6769)

Recreation room 3.61 m X 5.54 m

Living room 4.22 m X 3.65 m

Dining room 2.83 m X 2.16 m

Kitchen 2.92 m X 3.09 m

Primary Bedroom 4.17 m X 4.19 m

Bedroom 2 4.45 m X 4.04 m

Listing Presented By:



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