



## Edmonton Alberta

\$689,900

Well-maintained 2,458 sq ft home on a pie-shaped lot in desirable Rutherford with over \$50,000 spent on upgrades since 2024. Improvements include attic insulation increased to R60, new bathrooms, new garage door with motor and keypad, new landscaping with trellis for downspout drainage, a newly built massive deck, and heat-regulating tech film added to the dining and living room windows. The home features A/C and a water softener. The main floor offers formal dining, a 2pc bath, and a kitchen with induction stove and breakfast bar open to the living room with fireplace. Upstairs includes a bonus room, spacious primary suite with 5pc ensuite, two additional bedrooms, upper laundry, and a 4pc bath. The fully finished basement provides a large family room with projector & screen, two bedrooms, a 3pc bath, and ample storage. Fully fenced yard with 2 storage sheds and great outdoor space. Walking distance to K-9 school with easy access to major routes and amenities. (id:6769)

Family room 6.72 x 6.30

Bedroom 4 2.67 x 4.07

Bedroom 5 2.71 x 3.14

Living room 5.59 x 4.41

Dining room 3.06 x 4.10

Kitchen 5.63 x 4.02

Den 3.46 x 3.05

Primary Bedroom 5.02 x 4.68

Bedroom 2 3.74 x 2.79

Bedroom 3 3.86 x 2.79

Bonus Room 4.26 x 3.50

Listing Presented By:



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Liv Real Estate

<http://www.homewithval.com/>



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