



## Edmonton Alberta

\$628,888

Welcome to Pivot at Rutherford, award-winning townhouse community, offering the perfect blend of modern design & low-maintenance living. This beautifully upgraded end-unit home features 1,861 sq. ft., 3 bedrooms, & a rare tandem 4-car garage (19' x 31.5') ideal for vehicles, storage, or a home gym. The bright open-concept main floor showcases floor-to-ceiling windows with east-facing morning sun & west-facing sunsets, vinyl flooring, Quartz countertops, an oversized island, premium stainless steel appliances, & spacious living and dining areas. Upstairs offers a primary suite with a 4-piece ensuite, 2 additional bedrooms, another full bath, & upper laundry. Enjoy upgraded blinds, lighting, mirrors & designer feature walls. The spectacular 650+ sq. ft. rooftop patio is perfect for entertaining & taking in Edmonton sunsets. Backing onto a forest with walking trails, this is one of only 3 units with direct trail access. Minutes to schools, parks, shopping, transit & new hockey rink. Some Pics Virtual Staged. (id:6769)

Living room 5.35 x 3.90

Dining room 2.81 x 3.96

Kitchen 3.33 x 3.97

Primary Bedroom 4.37 x 3.29

Bedroom 2 3.46 x 2.64

Bedroom 3 3.42 x 3.05

Listing Presented By:



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CIR Realty

<http://www.markwilbert.ca/>



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