



## Edmonton Alberta

\$290,000

Welcome to Rutherford Gates! This spacious 2 bed, 2 bath corner unit offers over 1,090 sq ft of stylish living. Ideally located off Ellerslie Rd, close to shopping, transit, and under 15 mins to the airport. The open-concept layout features a modern kitchen with a large island and a window above the sink that brings in natural light. The living room offers a cozy gas fireplace and large windows. Bedrooms are well-separated for privacy, with the primary suite featuring a private 3-pc ensuite. Enjoy a large wraparound balcony, a sizeable laundry room, titled underground parking with a storage cage, and access to the building's fitness room. This well-managed complex offers a welcoming lobby, social room, and beautifully landscaped grounds. With its ideal layout, premium corner location, and fantastic amenities, this home checks all the boxes, whether you're a first-time buyer, downsizer, or investor! (id:6769)

Living room 4.02 m X 4.5 m

Kitchen 5.42 m X 5.92 m

Primary Bedroom 4.11 m X 4.35 m

Bedroom 2 3.68 m X 3.15 m

Laundry room 2.21 m X 2.31 m

Listing Presented By:



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