



## Edmonton Alberta

\$649,000

Rare opportunity to own a huge lot backing onto a walking trail in desirable Rutherford, offering beautiful green views and even apple harvest. The oversized full-size deck is perfect for outdoor entertaining. Step inside to a bright and spacious living area, with 9' ceilings, hardwood flooring, and central vacuum. A versatile den/office and an open-concept kitchen with elegant coffered ceiling, The dining area overlooks the backyard and walking trail. Upstairs, a large staircase window fills the home with natural light. The wide hallway leads to an oversized primary bedroom that easily fits a king-size bed, plus a spacious bonus room and two additional bright bedrooms. The fully finished basement offers a built-in home theatre, and a wet bar--perfect for family movie nights. Walking distance to schools, 5 minutes to Heritage Shopping Centre, with easy access to Anthony Henday Drive. Recent upgrades: Hot water tank (2024), Garage Door (2025), Refrigerator (2025), Dishwasher (2025), Fresh Paint (2026). (id:6769)

Bedroom 4 3.41 m X 3.05 m

Games room 4.19 m X 3.45 m

Living room 5.97 m X 4.38 m

Dining room 3.65 m X 2.57 m

Kitchen 4.22 m X 3.86 m

Den 3.73 m X 3.7 m

Primary Bedroom 4.47 m X 4.26 m

Bedroom 2 3.63 m X 3.69 m

Bedroom 3 3.56 m X 3.48 m

Bonus Room 5.03 m X 4.8 m

Listing Presented By:



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Initia Real Estate



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