



## Edmonton Alberta

**\$209,900**

Experience ultimate privacy in this beautifully updated two-bed, two-bath Rutherford condo. Strategically positioned on the main floor with a side entrance and parkade stairwell adjacent to the unit, this home offers effortless coming and going. The open kitchen shines with new appliances, while both bedrooms feature new carpeting and large walk-in closets. Beyond the updates, this specific building provides superior peace of mind, boasting lower condo fees and a stronger reserve fund than the neighboring building. Practicality is a priority, evidenced by the in-suite laundry, titled heated underground parking, and a secure storage cage. Enjoy premium amenities including a fitness center and a guest suite for visitors at just \$50 daily or \$250 weekly. Located walking distance to transit, banks, and shopping, you are minutes from South Edmonton Common and the airport. With a secluded gas-line patio, this move-in-ready home is available for quick possession. Perfect for a quiet, well-managed lifestyle. (id:6769)

Living room 4.44 m X 5.04 m

Kitchen 2.6 m X 4.84 m

Primary Bedroom 5.17 m X 3.25 m

Bedroom 2 4.34 m X 3.38 m

Laundry room 1.43 m X 2.69 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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

**Ahmad Sai**   
**RE/MAX RIVER CITY**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)