



## Edmonton Alberta

\$410,000

Less than a 15 minute drive to the Edmonton International Airport! No Condo Fees for this Rutherford Gem!! Stunning, Original Owner South-West Half Duplex is move-in ready! Enjoy being located in a quiet Cul-De-Sac, right next to a paved walking trail, that connects to a larger grid of manicured trails with proper lighting. If you're a pet owner or have an active lifestyle, this location is a dream find! The fully fenced-in yard is situated on a very large pie shaped Lot and includes a gorgeous gazebo; the perfect spot for spending long Summer nights with loved ones. The bright open kitchen boasts sleek newer stainless steel appliances, with an abundance of counter space. The basement is fully finished with a sprawling Rec Room, and a Full Bathroom providing the perfect oasis. Great potential for a 4th Bedroom. Take pride in your Community, conveniently located on the Southside of the Henday; you're walking distance to a Grocery Store, Countless Restaurants and Parks. This Home will not last long! (id:6769)

Family room 5.44 m X 6.81 m

Living room 3.35 m X 4.06 m

Dining room 2.49 m X 3.25 m

Kitchen 4.62 m X 3.78 m

Primary Bedroom 4.22 m X 4.09 m

Bedroom 2 2.95 m X 3.15 m

Bedroom 3 2.77 m X 4.01 m

Laundry room 1.35 m X 1.8 m

Listing Presented By:



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Liv Real Estate

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**RE/MAX ELITE**

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