



Edmonton Alberta

\$395,000

Located in The Parks of Rutherford! This beautiful 1/2 duplex offers a unique and functional layout. Featuring three spacious bedrooms, each with its own private ensuite, this home is perfect for families, guests or shared living. Open-concept main floor is designed for both comfort and entertaining, highlighted by a spacious living room with large windows and a cozy fireplace. Patio doors lead to a south-facing huge landscaped yard providing a perfect outdoor retreat! Kitchen offers plenty of cupboard space with breakfast bar and dining area. A convenient 2 piece bathroom adds everyday convenience. Upper level are 2 primary bedrooms both with 4 piece ensuites and laundry area. The fully finished basement expands your living area with a large 3rd bedroom, complete with a 3 piece bathroom, huge walk in closet and a second laundry area-ideal for added flexibility. Features include Air Conditioning, low condo fees, single attached garage and visitor parking. Truly a rare find and close to all amenities! (id:6769)

Bedroom 3 3.6 m X 4.22 m
Living room 3.6 m X 4.23 m
Dining room 2.51 m X 2.12 m

Kitchen 2.99 m X 3.16 m
Primary Bedroom 3.92 m X 4.04 m
Bedroom 2 3.46 m X 4.18 m

Listing Presented By:



Originally Listed by:
REMAX River City

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



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