



## Edmonton Alberta

\$579,900

This well-maintained 2-storey home in Rutherford offers 2,214 sq. ft. of above-grade living space, featuring 9 ft ceilings, a bonus room, 3 bedrooms, 2.5 baths, and a double-attached garage. A spacious entryway leads to a huge bright living room and dining area. The open-concept floor plan provides direct access to the kitchen, featuring new (dishwasher, stove, microwave and laundry washer/dryer), new laminate countertops, a large center island, and a pantry. The dining room leads to the oversized east-facing backyard. A 2-pc bath and a den complete the main floor. Upstairs, you'll find a large vaulted bonus room with plenty of natural light, 3 spacious bedrooms, and a 4-pc shared bath, with the primary bedroom featuring a walk-in closet and a 5-pc ensuite. Upgrade new water tank. The unfinished basement offers endless possibilities for customization. Enjoy walking distance to Johnny Bright K-9 School, Dr. Anne Anderson High School, Superstore, parks, and easy access to Anthony Henday Drive. (id:6769)

Living room 4.27 \* 7.01

Dining room 2.76 \* 3.03

Kitchen 4.83 \* 3.05

Den 3.33 \* 2.74

Primary Bedroom 4.38 \* 4.12

Bedroom 2 3.11 \* 3.04

Bedroom 3 3.13 \* 3.28

Bonus Room 4.50 \* 5.74

Listing Presented By:



Originally Listed by:  
Century 21 Masters



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