



## Edmonton Alberta

\$419,900

Enter through your new front door to an impressive entry & living room with 17 ceilings and wall of windows! This Pacesetter home in Rutherford has been upgraded with tile and hardwood floors, newly painted, gas fireplace, stainless steel LG fridge & dishwasher, and A/C (2020). The layout flows from the front living room through the kitchen w/ corner pantry, to the breakfast nook & office/flex room. Main floor laundry & 2pc. bath too! Upstairs a bonus room opens to the front windows, with 2 large bedrooms. The main has a massive walk-in closet & jack-and-jill ensuite to the 5 piece washroom that has a newer dual-sink vanity & corner jetted soaker tub! The basement is unfinished with windows for 2 bedrooms and roughed for bathroom. Outside the 475 square meter lot is huge, so you get yard as well as a double detached garage (insulated) with storage loft above! The back patio has a gas hookup for BBQ & hot and cold taps. 4 mins from Superstore, a 2 min drive to school, and 3 mins to the future hospital! (id:6769)

Living room 11'7 x 12'2

Dining room 9'4 x 12'2

Kitchen 14'5 x 11'2

Den 9'1 x 9'4

Breakfast 9'2 x 11'2

Primary Bedroom 12'3 x 11'8

Bedroom 2 8'11 x 9'10

Bonus Room 12'5 x 9'9

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.marketdirection.ca/>

**RE/MAX ELITE**

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