



Edmonton Alberta

\$405,000

Welcome to this bright, well-maintained 1,302 sq. ft. half duplex backing onto a walking path in the family-friendly community of Rutherford. The open-concept main floor features large windows, a cozy gas fireplace, 9 ft. ceilings and a gorgeous wood kitchen. This home offers numerous upgrades, including ample storage shelving in the single attached garage, a radon ventilation system, newer washer and dryer, central A/C installed 2 years ago, and a new furnace. The partly finished basement provides a spacious rec room with the option to convert it into a 4th bedroom. The upper level features 3 bedrooms, highlighted by a generous primary suite with a walk-in closet and 4-pc ensuite, along with two additional bedrooms. Enjoy a beautiful back deck and a large private backyard, perfect for relaxing or entertaining. Ideally located minutes from schools, parks, shopping, transit, and major roadways. Walking distance to Monsignor Fee Otterson Elementary/High School and Johnny Bright (id:6769)

Bedroom 4 5.4 m X 4.79 m

Living room 3.09 m X 4.35 m

Dining room 2.73 m X 3.24 m

Kitchen 2.74 m X 4.15 m

Primary Bedroom 4.05 m X 4.16 m

Bedroom 2 2.96 m X 3.21 m

Bedroom 3 2.72 m X 3.66 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



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