



## Edmonton Alberta

\$178,800

Welcome to Rutherford in Southwest Edmonton. LOVELY 2 Bedroom, 2 Bathroom, CORNER END-UNIT condo with sunny living area & spacious bedrooms. Primary bedroom can fit a King and features walk-thru closet & 4pc spa-like ENSUITE. Both Bedrooms & bathrooms are on separate sides, providing maximum privacy for a home office, guest or roommate. Kitchen is well appointed with nice Island & good storage, PLUS ALL APPLIANCES ARE UPGRADED; Stove 22, DishWasher 21, Fridge 19, Stacked Laundry Set 21. Being a corner unit it has an EXTRA LARGE Covered Balcony (c/w Gas line). And, with -30 weather YOU WILL TRULY LOVE YOUR SECURE & HEATED UNDERGROUND PARKING STALL (c/w Storage Cage), PLUS IT'S ONE OF THE BEST LOCATIONS IN COMPLEX...right at the Elevator Lobby! CONDO FEE INCLUDES \*ALL\* MAJOR UTILITIES, POWER (\*ELECTRICAL), HEAT (\*GAS), \*WATER & GARBAGE. FRESHLY PRO-PAINTED, this MOVE-IN-READY home is perfect for a first time buyer, investor or downsizing buyer! Pets with board approval. Quick Possession Available. (id:6769)

Living room 3.52 m X 2.92 m

Dining room Measurements not available x 3.9 m

Kitchen Measurements not available x 3.4 m

Primary Bedroom 3.3 m X 4.6 m

Bedroom 2 4.15 m X 3.11 m

Laundry room Measurements not available x 2.4 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://ianwest.ca/>

**RE/MAX ELITE**

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