



# Edmonton Alberta

\$649,900

FAMILY FRIENDLY MEETS ELEGANT DESIGN! Perfect if you've outgrown your first home & want that next level! 4 bdrm home in Rutherford with the location & layout you've been looking for. A/C, oversized garage, 9ft ceilings & over 3500 sqft of developed living space. The main flr blends function & style with a spacious mudroom w/laundry & a walk-through pantry. The open-concept kitchen, great rm & dining area are built for entertaining, featuring a fireplace & elegant coffered ceiling. The primary retreat offers a walk-in closet & spa-inspired 6-piece ensuite w/2 vanities, dual showerheads & standalone jetted soaker tub. Also upstairs is a massive bonus rm, 2 more large bdrms & 4-piece bath. The finished basement adds flexibility & more wow factor with a cool wet bar, tons of space for rec rm vibes, also a bdrm/flex rm & 3 pce bath. Enjoy a fully fenced & landscaped yard & full-width poured concrete patio. Located walking distance to two K-9 schools, two high schools, Heritage Valley Town Centre & future LRT. (id:6769)

Family room 7.86 m X 8.27 m  
Bedroom 4 3.36 m X 3.35 m  
Utility room 2.55 m X 4.31 m  
Living room 4.31 m X 6.81 m  
Dining room 3.74 m X 3.98 m  
Kitchen 4.09 m X 5.32 m

Mud room 2.86 m X 2.74 m  
Primary Bedroom 4.36 m X 5.04 m  
Bedroom 2 3.62 m X 3.4 m  
Bedroom 3 3.62 m X 3.32 m  
Bonus Room 4.6 m X 6.08 m

Listing Presented By:



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



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