



## Edmonton Alberta

\$205,000

Impeccably maintained and offering nearly 900sqft, this elegant 2 BED / 2 FULL BATH home in sought-after Rutherford Gate delivers exceptional value. The refined split-bedroom layout enhances privacy, with the inviting living area separating the primary suite featuring a walk-through closet and 3-pc ensuite from the second bedroom. The kitchen's thoughtful, home-style design adds both function and visual appeal, complementing the open flow of the space. Additional conveniences include in-suite laundry, underground titled parking, and a dedicated storage space located in front of the stall. Residents enjoy premium amenities such as a fitness centre, social room, guest suite, and ample visitor parking. Ideally positioned with quick access to Anthony Henday, Whitemud, Hwy 2, and steps from Heritage Valley Park & Ride and the future Capital Line LRT. A reliable tenant is secured until the end of February 2027—making this a strong turnkey investment opportunity. (id:6769)

Living room 3.18\*12

Dining room 4.03\*2.36

Kitchen 4.03\*12

Primary Bedroom 3.69\*3.40

Bedroom 2 3.69\*3.39

Listing Presented By:



Originally Listed by:  
Sterling Real Estate



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