



## Edmonton Alberta

\$225,000

Welcome to Rutherford Gate, where comfort, convenience, and value come together in this beautifully maintained 2-bedroom, 2-bathroom and 2 U/G Parking stalls. Thoughtfully designed with an open-concept layout, this bright and inviting home features bedrooms positioned on opposite sides for added privacy, a spacious living and dining area perfect for entertaining, and a large covered balcony to enjoy your morning coffee or evening unwind. The primary suite offers a generous closet and private 4-piece ensuite, while the second bedroom is ideally situated next to its own full bath. Enjoy the convenience of in-suite laundry with additional storage, plus the rare bonus of TWO titled heated underground parking stalls and a storage cage. Residents have access to excellent amenities including a fitness centre, social room, and guest suite. Located close to shopping, schools, transit, major commuter routes, and all amenities, this is an exceptional opportunity for first-time buyers, downsizers, or investors. (id:6769)

Living room 3.79 × 3.66

Dining room 2.81 × 2.57

Kitchen 2.87 × 2.56

Primary Bedroom 3.56 × 3.49

Bedroom 2 3.19 × 3.35

Listing Presented By:



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Royal Lepage Arteam Realty

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