



Edmonton Alberta

\$249,900

Spectacular location with river valley and downtown views from The Rutherford, a well maintained 18+ building along Saskatchewan Drive. Offering over 1260sqft, this freshly painted condo features 2 beds, 2 baths, in-suite laundry & a bright open concept layout filled with natural light from its southwest exposure. The spacious living room includes a gas fireplace & flows into the dining area, breakfast nook & functional kitchen. The primary suite offers a walk in closet & private ensuite, while the second bedroom & full bath provide flexibility for guests or a home office. Enjoy river valley views & a front row seat to the Canada Day fireworks from your west facing balcony, while benefiting from a quieter orientation away from busy Saskatchewan Drive. Building updates include envelope improvements with newer windows & balconies. Secure heated underground parking & an assigned storage cage are included. Walk to Whyte Avenue, the UofA, river valley trails, restaurants. Some photos are virtually staged. (id:6769)

Living room 6.25 m X 6.19 m

Dining room 3.12 m X 4.83 m

Kitchen 4.6 m X 2.92 m

Primary Bedroom 6.26 m X 3.55 m

Bedroom 2 4.08 m X 4.24 m

Laundry room 1.84 m X 2.78 m

Listing Presented By:



Originally Listed by:
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<http://www.davesells.ca/>



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