



## Edmonton Alberta

\$314,900

Fantastic Opportunity in Excellent Rutherford Location - 2-storey end unit - double attached garage - a large primary bedroom which has its own 3 piece ensuite & super walk in closet. This home features large windows, bright spaces, a special covered balcony perfect for barbeque opening to the kitchen, kitchen dining area. Furthermore 3 bedrooms, 3 washrooms, make # 47 excellent for professionals, families, first-time buyers, or investors. The bright & functional main floor includes a spacious living room or if desired combined dining area, 2 piece washroom, a thoughtfully laid out kitchen w plenty of cabinet space with formal eating area. Upstairs the 3 bedrooms provide flexibility for family, guests, or a home office. Enjoy the pleasure of a double attached garage plus visitor parking nearby. Located close to schools, parks, shopping, public transit, all amenities, with quick access to major routes for an easy commute. A Great condo opportunity to own in a sought-after southwest Edmonton community. (id:6769)

Laundry room 2.22 m X 3.24 m

Living room 4.29 m X 4.45 m

Dining room 3.77 m X 2.76 m

Kitchen 2.8 m X 3.03 m

Pantry 0.63 m X 0.69 m

Primary Bedroom 4.28 m X 3.38 m

Bedroom 2 3.67 m X 2.89 m

Bedroom 3 3.98 m X 2.83 m

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.