



## Edmonton Alberta

\$294,888

WELCOME! This 3 Bedroom and 2.5 Bathroom townhouse in Rutherford Park! Nestled in a vibrant community, the stylish 2-storey home offers a warm sunlit living area with a sizeable window to obtain natural light all day, an open kitchen with a pantry, a half bathroom, and the engineered Vinyl floor. The dining area overlooks the sunny spacious balcony. Upstairs, the main bedroom boasts a gorgeous 3-piece bath ensuite, two more bedrooms and a full bathroom completing the level. The attached double garage provides a mechanical room and a laundry room on the base level. Recent upgrades to this home in newly renovated accent wall, NEW FLOORING AND COMPLETELY REPAINTED PLUS AIR CONDITIONING FOR THOSE HOT SUMMER NIGHTS! Enjoy many summer days and evenings on the balcony or, afternoons and weekends spent planting flowers or a garden in your front yard oasis. With amenities just a stone's throw away, this home owns UNBELIEVABLE value and AFFORDABLE price! It's a must-see! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.