



## Edmonton Alberta

\$449,000

Find the perfect home in the community of Rutherford. This elegant half duplex is more than just a house, the 1812 sq/ft home is loaded with upgrades as soon as you walk in the main door. The hardwood floor is throughout the main level, gourmet kitchen, granite counter tops, walk through pantry, stainless steel appliances, gas fireplace, open concept which leads into a large deck facing west. Lead by an open concept staircase, the second floor has a bonus room, 2 large bedrooms, laundry on the upper level, 2 bathrooms with the ensuite contains a 5 piece his/hers sinks, soaker tub and a large walk-in closet. An abundant amount of natural light, the basement has a second fireplace, a 3rd bedroom, a full bathroom and a second rec room with a granite wetbar. More upgrades included, heated double car garage, air conditioning, water softener, 9ft main floor ceilings, and more. The desirable community is close to schools, parks, trails, great access to the highway, and shopping malls. This is by far the best home to buy today! (id:6769)

Recreation room 6.75 m X 8.3 m

Bedroom 4 3.14 m X 3.68 m

Living room 7.06 m X 4.66 m

Dining room 4.48 m X 3.03 m

Kitchen 3.03 m X 3.76 m

Primary Bedroom 3.95 m X 4.24 m

Bedroom 2 3 m X 3.77 m

Great room 4.01 m X 6.17 m

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX ELITE**

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