



## 11744 10 Avenue Edmonton AB

\$380,000

Affordable Half Duplex in Rutherford in brilliant location close by everything you want including lots of shopping, restaurants, schools, transit, Heritage Valley and Henday plus the future hospital once it is finally built. The home itself sits on a quiet street in a family friendly community and is fully fenced with deck and decent sized back yard. Attached garage for parking your car or super long driveway in case you own a truck. Inside the home, you can see it has some renovations to brighten the place up and feel more cheerful. Wide entrance as you enter is always nice. Kitchen features solid cabinets and lots of counter space which you always need. Dining area is right by the kitchen with 2 large windows letting in light and living room has gas fireplace to add ambience if you want it. Heading upstairs you have convenient top floor laundry which is always nice. Master bedroom is quite large with very generous walk in closet. Other two bedrooms are decent sized too. Basement is wide open.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

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