



## Edmonton Alberta

\$449,999

LUXURY HALF DUPLEX IN ELK RUN! Nestled in one of Rutherfords most picturesque areas, this well maintained half duplex offers over 1400 sqft of main floor living plus a fully finished basement. Thoughtful design and high quality craftsmanship throughout - 9' ceilings, spacious open floor plan, and plenty of natural light and privacy. Enter to gleaming hardwood floors, a den perfect for an office or second living room. Continue to the open island kitchen with center island, stainless steel appliances, and an abundance of storage with timeless wood cabinets. Enjoy 3 spacious bedrooms - Primary main suite with bay window, large walk-in closet & 3piece en-suite with shower, a den, two fireplaces (one on each floor), a basement bar, huge, family room, and central air conditioning. Enjoy the sunlight on your spacious deck with natural gas BBQ hook-up. This lovely home is just steps from beautiful walking trails and serene green spaces offers quick access to all amenities. (id:6769)

Family room 5.61 m X 3.82 m

Bedroom 2 4.56 m X 3.85 m

Bedroom 3 4.93 m X 3.05 m

Storage Measurements not available

Recreation room 3.82 m X 3.05 m

Living room 4.65 m X 4.5 m

Dining room 3.41 m X 3.41 m

Kitchen 3.61 m X 3.32 m

Den 4.32 m X 3.47 m

Primary Bedroom 4.52 m X 3.78 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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