



## 12047 20 Avenue Edmonton AB

\$569,900

Welcome to the family friendly community of Rutherford! This stunning home is packed with upgrades you'll love including; New A/C, Furnace, HWT, Garage Heater, and Leaf filter evertrough. Nestled on an impressive PIE-SHAPED LOT, the beautifully landscaped exterior boasts a newly levelled driveway in the front and a spacious deck in the rear--perfect for summer gatherings. Step inside to an inviting open concept layout filled with natural light and gorgeous hardwood floors throughout the main level. The cozy living room features a stylish slate-tiled gas fireplace, creating a warm atmosphere. The kitchen has been tastefully upgraded with a new refrigerator and chic tile backsplash. Completing the main floor are a convenient 2-piece bath and a laundry area with new washer+dryer. Upstairs, you'll discover a lovely primary suite with walk-in closet and a 4pc ensuite. Two additional bedrooms, a spacious bonus room, and 4pc bathroom finish this floor. The basement features new flooring + large family room & bar!

Listing Presented By:



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