



## Edmonton Alberta

\$469,900

Welcome to this great family home in the desirable neighbourhood of Rutherford, offering 1,356 square feet of inviting and functional living space. This well-maintained property features 3 + 1 bedrooms and a fully finished basement, perfect for growing families or added flexibility. The bright island kitchen is equipped with stainless steel appliances and flows seamlessly into the dining and living areas, where a cozy gas fireplace mantel creates a warm focal point. A convenient mudroom with garden door access leads to the deck, and a powder room completes the main level. Upstairs, the spacious primary bedroom includes a 4-pce ensuite, while the basement offers an additional bedroom and a bathroom with a double shower. Enjoy outdoor living from the charming front veranda and benefit from a double detached garage with back lane access. Located close to schools, playgrounds, South Common, public transportation, golf, and the airport, this home delivers comfort, style, and convenience. (id:6769)

Family room 5.49 m X 3.73 m

Bedroom 4 2.76 m X 3.67 m

Laundry room 2.6 m X 1.83 m

Utility room 1.61 m X 3.76 m

Living room 4.52 m X 3.89 m

Dining room 4.52 m X 2.7 m

Kitchen 3.79 m X 2.51 m

Bedroom 3 2.9 m X 3.02 m

Primary Bedroom 4.17 m X 4.52 m

Bedroom 2 2.79 m X 3.79 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**REMAX Elite**

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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.