



## 12216 16 Avenue Edmonton AB

\$369,900

Original owner, very clean and fully finished 2003 built 2 bedroom, 3 bathroom, 1,434 sq ft half duplex 2 storey located on a quiet street in the Rutherford neighborhood in Southwest Edmonton. This beautiful home has hardwood floors on the main floor, new paint throughout, open island eat up kitchen bar, dining room, large family room, and a 2 piece bathroom. The upper level has 2 large bedrooms with walk in closets, and an incredible 4 piece bathroom. The basement is fully finished with a large second family room or entertainment area, laundry area, newer furnace 2023 and hot water tank, as well as a 3 piece bathroom. The exterior of this home has vinyl siding, stone facing, front veranda, attached deck, landscaped, and fully fenced. The attached single garage is fully finished with opener and controller. This home is close to all amenities. It shows a 10 out of 10 and needs nothing.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

dave@johnstonhomes.ca  
<http://www.johnstonhomes.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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