



## Edmonton Alberta

**\$400,000**

DOWNSIZING doesn't have to mean compromise. This thoughtfully designed Rutherford NO CONDO FEE half duplex features 2 full primary suites w/private ensuites, ideal for couples. The main floor offers an open, functional layout w/no-maintenance flooring, kitchen w/walk-thru pantry, generous island seating & excellent natural light. The living area is anchored by a gas fireplace, creating a cozy space. Patio doors lead to the yard w/back lane access, ideal for extra storage for Rv or toys. Upstairs find laundry, 2 spacious self contained primary suites, & a small flex nook that works well for a home office or reading space. The basement is mostly developed, including a full bath, & just needs flooring to complete. Furnace replaced 2025. Close to schools, shopping & transit & the added bonus of excellent access to EIA. Truly a rare opportunity to own a home perfect for the next stage of your life, so what are you waiting for? Come take a peek & fall in love. (id:6769)

Recreation room 5.52 m X 7.31 m

Storage 1.04 m X 0.97 m

Utility room 3.67 m X 2.41 m

Living room 3.28 m X 4.09 m

Dining room 2.76 m X 2.84 m

Kitchen 2.76 m X 3.91 m

Mud room 2.24 m X 3.32 m

Primary Bedroom 3.31 m X 4.07 m

Bedroom 2 3.45 m X 4.08 m

Bonus Room 3.24 m X 2.61 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.jillwill.ca/>



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