



Edmonton Alberta

\$209,900

Experience ultimate privacy in this beautifully updated two-bed, two-bath Rutherford condo. Strategically positioned on the main floor with a side entrance and parkade stairwell adjacent to the unit, this home offers effortless coming and going. The open kitchen shines with new appliances, while both bedrooms feature new carpeting and large walk-in closets. Beyond the updates, this specific building provides superior peace of mind, boasting lower condo fees and a stronger reserve fund than the neighboring building. Practicality is a priority, evidenced by the in-suite laundry, titled heated underground parking, and a secure storage cage. Enjoy premium amenities including a fitness center and a guest suite for visitors at just \$50 daily or \$250 weekly. Located walking distance to transit, banks, and shopping, you are minutes from South Edmonton Common and the airport. With a secluded gas-line patio, this move-in-ready home is available for quick possession. Perfect for a quiet, well-managed lifestyle. (id:6769)

Living room 4.44 m X 5.04 m

Bedroom 2 4.34 m X 3.38 m

Kitchen 2.6 m X 4.84 m

Laundry room 1.43 m X 2.69 m

Primary Bedroom 5.17 m X 3.25 m

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

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



REMAX ELITE

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

Phone: 780-406-4000

Fax:
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.