



## Edmonton Alberta

\$218,000

Rutherford Landing welcomes you with this AWESOME 2 bedroom + den, 2 FULL bathroom CORNER CONDO UNIT boasting your own PRIVATE BALCONY to enjoy & entertain outdoors! Located on 3rd floor of well-maintained complex w/ reasonable condo fees that includes heat & water. PLUS2 TITLED UNDERGROUND PARKING STALLS (side-by-side) in heated garage w/visitor parking. Centrally located complex & all amenities close by, shopping, library, restaurants, coffee shops, transit & more. Spacious design for comfort living, boasting in-suite laundry & ample storage. Welcoming foyer transitions to open space, perfect for work-from-home office. Kitchen showcases rich cabinetry, stainless steel appliances, mosaic tile backsplash & granite countertops w/eat-on peninsula. Abundance of natural light aluminates spacious living/dining room w/side patio door leading to balcony. Owners suite is tucked away for added privacy & features WIC w/exclusive 4 pc ensuite. Great opportunity for new buyers & investors. WELCOME HOME!! (id:6769)

Living room 3.59 m X 4.9 m

Dining room 3.31 m X 3.94 m

Kitchen 2.29 m X 3.89 m

Den 2.15 m X 3.31 m

Primary Bedroom 3.82 m X 3.38 m

Bedroom 2 3.12 m X 3.52 m

Laundry room 2.75 m X 1.22 m

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX ELITE**

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