



## Edmonton Alberta

\$245,000

This beautiful top floor 2 bedroom 2 bathroom condo in desirable Rutherford offers a bright modern layout with 9ft ceilings and luxury vinyl plank flooring throughout. The open concept design seamlessly connects the kitchen, dining, and living areas which is perfect for everyday living and entertaining. The kitchen features crisp white cabinetry, stainless steel appliances and elegant quartz countertops. Step outside to your private west facing balcony to take in stunning sunset views. The spacious primary bedroom includes a full ensuite and massive walk in closet, while the second bedroom and bathroom provide ideal flexibility for guests, roommates or a home office. Enjoy the convenience of in-suite laundry and titled underground parking. Located close to shopping, schools, parks, future LRT & future hospital plus major routes including Anthony Henday and Calgary Trail. An excellent opportunity for first time buyers, downsizers, or investors. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<https://selenacheung.ca/>

**RE/MAX Elite**

**RE/MAX 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 (DDP®). DDP® 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.