



## 1816 RUTHERFORD Road 45 Edmonton AB

\$347,900

FACES GREEN SPACE, END UNIT, 3 BEDROOMS PLUS DEN, LOW CONDO FEES! Fabulous location: faces large treed green space, quiet location. Large end unit with private balcony. Special bonus with this condo: 3 bedrooms plus den. 3 bathrooms (2 full). Oversize: 1,609 square feet (professionally measured). Upgraded interiors, including GRANITE COUNTERTOPS throughout the unit, LUXURY STAINLESS STEEL APPLIANCES, and a kitchen with good sized cabinets and pantry. Master bedroom has a walk-in closet and full ensuite bath. Open floor plan, and double attached garage. Very low condo fees (only \$242.00 per month). Just steps to elementary/junior high school and park. Minutes to Superstore, shopping, restaurants, Heday, physicians & dental clinics, 41 Avenue SW, Highway 2, Heritage Valley Park and Ride, and Century Park LRT Station.

Listing Presented By:



Originally Listed by:  
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