



## Edmonton Alberta

\$532,500

Don't Miss This One -- Homes Like This Don't Last in Rutherford! Welcome to your next chapter in Rutherford, Edmonton's most sought-after family-friendly communities! This stunning Jayman-built Single Family home with 2X Attached Garage delivers over 2,200+ sq ft of total living space across 3 fully developed levels -- move-in ready just in time for summer. Open-Concept Main Floor features a Kitchen w/ Island & Pantry, Dining Area, GAS Fireplace in the Living Room & Main Floor Laundry. Upstairs offers a Primary Bedroom with Walk-in Closet & Ensuite, 2 additional Bedrooms & Full Bathroom. The Developed Basement boasts a Massive Family Room & Full Bathroom -- perfect for entertaining, gatherings or a home office. Step outside to a large deck, WITH BBQ GAS CONNECTION & a Spacious Backyard -- ideal for kids & summer fun Parties. 2 min to bus stop. Walk to Johnny Bright School (K-Gr 9) & 3 minutes to Monsignor Catholic School, Quick access to AnthH. Hwy, Shopping Centre, Grocery, shops, Amenties, Airport nearby! (id:6769)

Bonus Room 23'8" x 18'

Storage 8'6" x 5'4"

Utility room 7'9" x 14'8"

Living room 14'11" x 11'6"

Dining room 9' x 4'1"

Kitchen 13' x 14'6"

Family room 12' x 14'6"

Laundry room 6'4" x 8'1"

Primary Bedroom 12'2" x 14'

Bedroom 2 11'4" x 10'

Bedroom 3 11'1" x 10'

Listing Presented By:



Originally Listed by:  
Initia Real Estate

<https://norabhatti.initiarealestate.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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.