



## Edmonton Alberta

**\$679,000**

You'll love this custom-built 2-storey with over 3,200 sq. ft. of developed space, 3+2 bedrooms, and a main floor den on a quiet street in prestigious Rutherford. The gourmet kitchen offers upgraded Kitchen Craft cabinetry, granite counters, stainless steel appliances (2022-2025), walk-in pantry, 7' island, and large sunny windows. Open-concept nook with patio access flows to the formal dining room and spacious family room with gas fireplace, engineered plank hardwood, and garden doors to the landscaped, fenced yard. Upstairs features a large bonus room with vaulted ceiling, 4-piece bath, and 3 bedrooms including a primary suite with 5-piece ensuite, jetted tub, dual sinks, glass/tile shower, and huge walk-in closet. The finished basement includes a games area, 2 bedrooms, den, and 3-piece bath. Recent upgrades include triple-glazed windows on main and upper (2025) plus newer stove, washer and dryer (2025). Family-friendly location near amenities, trails, a short walk to Johnny Bright K-9, and future LRT. (id:6769)

**Family room** Measurements not available  
**Bedroom 4** Measurements not available  
**Bedroom 5** Measurements not available  
**Living room** Measurements not available  
**Dining room** Measurements not available  
**Kitchen** Measurements not available

**Den** Measurements not available  
**Primary Bedroom** Measurements not available  
**Bedroom 2** Measurements not available  
**Bedroom 3** Measurements not available  
**Bonus Room** Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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**RE/MAX® ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399  
Fax:  
[steveleddy@hotmail.com](mailto:steveleddy@hotmail.com)