



## Edmonton Alberta

\$289,900

This beautiful townhouse in Rutherford offers a smart, functional layout in a convenient location close to schools, shopping, parks, public transportation, Anthony Henday and QEII. The main floor features a bright living room with large window, spacious dining area and a well-planned kitchen with dark cabinetry, stainless steel appliances, island-style counter space and access to the balcony. Upstairs you will find 3 generous bedrooms including a comfortable primary suite with ensuite, plus an additional full bathroom. The lower level offers direct access to the double attached garage, keeping your vehicles warm and secure year-round. A great opportunity for first-time buyers, young families or investors looking for a move-in ready home in a desirable southwest Edmonton community. Practical, clean and well located, this one is ready to enjoy! Low maintenance living in a family friendly area with access to routes and daily conveniences. (id:6769)

Mud room 1.75 m X 2.23 m

Utility room 3.6 m X 2.23 m

Living room 4.69 m X 4.43 m

Dining room 3.54 m X 3.92 m

Kitchen 3.08 m X 2.83 m

Primary Bedroom 3.59 m X 4.31 m

Bedroom 2 2.88 m X 3.97 m

Bedroom 3 2.87 m X 3.7 m

Listing Presented By:



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Royal LePage Prestige Realty

<http://www.craigfinnman.ca/>

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