



# Edmonton Alberta

\$270,000

SPECTACULAR LOCATION with RIVER VALLEY & DOWNTOWN VIEWS. Welcome to The Rutherford, a well-maintained complex nestled along Saskatchewan Dr. This spacious unit boasts 2 bdrms (or bdrm + den) & renovations such as hardwood flooring, newer cabinets, granite counters (kitchen & bathrm) & updated hardware. Open concept living area boasts fireplace & oversized windows with stunning views. Spacious primary bdrm has walk-in closet, built-in vanity & 4pc ensuite. Second bdrm (or den) for additional living space too. Plus a massive patio to enjoy Edmonton's River Valley. Additional features include in-suite laundry & large storage room in unit. Building updates include envelope improvements such as newer windows & balconies. Secure/heated underground parking plus assigned storage cage! Quiet 18+ building. Close proximity to UofA. Enjoy accessible restaurants along 109th St and Whyte Ave. Drop down into the River Valley via bike or walking trails. Plus easy access to Downtown amenities. Quick possession available! (id:6769)

Living room 3.99 m X 3.8 m  
Dining room 1.83 m X 3.18 m  
Kitchen 2.9 m X 2.67 m

Primary Bedroom 4.12 m X 3 m  
Bedroom 2 2.5 m X 3.4 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com