



## Edmonton Alberta

\$274,800

Welcome to this bright & spacious top-floor, south-facing condo in the heart of Rutherford! Offering 2 beds & 2 full baths, this meticulously maintained unit features an amazing open-concept layout w/ a stylish kitchen, stainless steel appliances & raised eating bar--perfect for casual dining or entertaining. The primary suite includes a walk-through closet & private ensuite. The secondary room is massive with space for a king size bed and desk. You'll also appreciate the in-suite laundry w/ extra storage and the second full 4 pc bath. This home includes 2 titled parking stalls--1 underground (w/ storage locker) & 1 surface stall. Enjoy the extra amenities this building offers, including a fully equipped gym, games room w/ pool table & wet bar, & a guest suite for visitors. Located just steps from the Heritage Valley Park & Ride, future home of the LRT Capital Line South extension, this is a great opportunity for homeowners or investors. Condo fees incl. heat & water. (id:6769)

Living room 8.01.6.08

Dining room Measurements not available

Kitchen 3.29 m X 2.62 m

Primary Bedroom 3.49 m X 3.17 m

Bedroom 2 4.25 m X 3.29 m

Laundry room 1.89 m X 1.72 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



**Royal**

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