



Edmonton **55 Rutherford** **LP:** \$359,900
 #20 1901 126 ST SW **SP:** M

ACTIVE

Type: Half Duplex
Style: 2 Storey
Year Built: 2010
Full Baths: 2
Half Baths: 1
Tot A.G. SqFt: 1,503.84

Listing ID#: E4143046
Bdrms Above: 3
Bdrms Total: 3
Basement: Full
Bsmnt Dev: Unfinished
Tot A.G. SqM: 139.71

Welcome to this lovely, maintenance free half-duplex in prestigious Rutherford Estates. This home was built by Kimberley Homes and features a beautiful open floor plan with 9' ceilings, open stair risers and an abundance of windows to make the home feel large and bright. With hardwood and ceramic tile throughout the main floor and top of the line finishes throughout, you are sure to be impressed. The upgraded kitchen has dark maple cabinets, granite counters and stainless steel appliances. Upstairs features three large bedrooms, including a spacious master with a walk-in closet with built-in organizers and a gorgeous 4-piece ensuite with soaker tub and double shower. The basement is unspoiled and awaiting your personal touch. The single attached garage is oversized (22'4" x 14'6"). Lawn maintenance and snow removal is included in your low condo fees, leaving you with nothing to do outside but relax on your patio. ***Main photo has been virtually staged.***

Directions:

Virtual Tour: <https://youtu.be/bEgSLv2fkIE>

Brochure: <http://www.20-1901-126Street-SW.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
Baths:	0	1	0	1	0	0
Ensuite Baths:		0	0	1	0	0
Finish Levels:	2					
Fireplace Y/N:	Y					
Fireplace Type:	Mantel, Tile Surround					
Parking:	Over Sized, Single Garage Attached					
Garage Dim:	Prk Encl/Ttl: /					

	Level	SqM	SqFt
Main:		65.79	708.16
Uppr:		73.92	795.67
AbGd:			
Lowr:			
BIGd:			
Total A.G.:		139.71	1,503.84

Living Room:	3.96 x 3.15	M	Master Bedroom:	4.57 x 3.35	U	Breakfast Nook	3.05 x 2.29	M
Dining Room:	3.05 x 2.44	M	Bedroom 2:	3.05 x 3.05	U			
Kitchen:	3.96 x 2.44	M	Bedroom 3:	3.66 x 2.74	U			
Family Room:			Bedroom 4:					
Den:			Laundry Room	1.52 x 1.37	U			
Bonus Room:								

Flooring: Carpet, Ceramic Tile, Hardwood
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl
Site Influences: Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby

Foundation: Concrete
Heating Type: Forced Air-1
Heat Source: Natural Gas
Features: Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Parking-Visitor

Goods Included: Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Restrictions: Easement Reg. On Title, Restrictive Covenant-Bldg, Utility Right Of Way

Goods Excluded:

Warranty:

Elem School:

Jr. High School:

Sr High School:

Condo Name:	Rutherford Estates	Condo Fee Incl:	Landscape/Snow Removal, Professional Management, Reserve Fund Contribution
Condo Fee:	\$183.00	HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:

Lot Shape:

Lot Dimen:

Frontage:

Depth:

Zoning:

Conform:

Conform Yr:

Front Expos: South

Taxes: \$3,356.67 2017

Local Improve: