

## \$445,000 - 1389 Rutherford Road, Edmonton

MLS® #E4419247

**\$445,000**

4 Bedroom, 3.00 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Step into this charming bi-level semi-detached home on a beautifully landscaped corner lot. The inviting great room features vaulted ceilings, a cozy corner gas fireplace, and ample natural light. The thoughtfully designed kitchen includes a large corner pantry, breakfast island, and elegant cabinets, with patio doors leading to a multi-level deck overlooking the landscaped yard. The main level boasts a living room with a gas fireplace, two bedrooms, and a 4-piece bathroom. The private master suite offers an ensuite, walk-in closet, and a large picture window. The fully finished basement is perfect for entertaining, with a spacious family room, a versatile 4th bedroom/den, and a 3-piece bathroom, all enhanced by large windows. Additional highlights include a double attached garage and an unbeatable location near a school, playground, and public transportation. With a little TLC, this home has the potential to perfectly blend style, comfort, and practicality. Don't miss your chance to make it your own.

Built in 2005

### Essential Information

MLS® # E4419247

Price \$445,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 4                    |
| Bathrooms      | 3.00                 |
| Full Baths     | 3                    |
| Square Footage | 1,404                |
| Acres          | 0.00                 |
| Year Built     | 2005                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | Bi-Level             |
| Status         | Active               |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1389 Rutherford Road  |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1T8               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                Concrete Perimeter

**School Information**

Elementary                Johnny Bright School  
Middle                     Johnny Bright School  
High                        Dr. Anne Anderson School

**Additional Information**

Date Listed                January 25th, 2025  
Days on Market        80  
Zoning                     Zone 55  
HOA Fees                 100  
HOA Fees Freq.        Annually

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