

\$1,098,000 - 1731 Rutherford Point(e), Edmonton

MLS® #E4421322

\$1,098,000

4 Bedroom, 2.50 Bathroom, 1,611 sqft
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Unique walkout bungalow situated on a lush 12,000+ sq. ft. pie lot, backs onto the pond & fountain. Over 3167 sf of total finished space 1+3 beds plus m/f office & 2.5 baths. Soaring 10-foot ceilings thru out the main level, & 14-foot ceilings in the great room creates a striking sense of space. Dark hardwood floors & custom cabinetry add warmth, while a stunning stone fireplace is a focal point. The chef's kitchen features high-end appliances, Sub-Zero fridge, gas range, wine fridge & warming oven. The owner's suite is a true retreat with a new upgraded luxurious ensuite & a gorgeous claw foot tub. The walkout basement is designed for comfort. 9-foot ceilings, lg windows, an inviting family room & cozy corner fireplace. The walk-out level includes a den, three spacious bedrooms & a well-appointed 4 piece bath. Unwind in the hot tub, relax on the new deck, or enjoy just the right amount of sun. Many recent upgrades, a triple attached garage, this home offers luxury, comfort & style. Curb appeal 10+.

Built in 2004

Essential Information

MLS® #	E4421322
Price	\$1,098,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,611
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1731 Rutherford Point(e)
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1J6

Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Deck, Hot Tub, Patio, Walkout Basement
Parking Spaces	6
Parking	Heated, Insulated, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Johnny Bright School
Middle	Monsignor Fee Otterson
High	Harry Ainlay School

Additional Information

Date Listed	February 12th, 2025
Days on Market	30
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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