

## \$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        85  
Zoning                      Zone 55  
HOA Fees                  100  
HOA Fees Freq.        Annually

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