

## \$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        84  
Zoning                      Zone 55  
HOA Fees                  100  
HOA Fees Freq.        Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on April 19th, 2025 at 9:17am MDT