

# **\$419,900 - 1674 Rutherford Road, Edmonton**

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MLS® #E4429219

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Nestled in one of Edmonton's most sought-after communities, this well-maintained residence offers an exceptional opportunity for both first-time homebuyers and savvy investors. The property's prime location ensures utmost convenience, with a plaza just steps from your doorstep featuring essential amenities; pharmacy, medical clinic, gas station with car wash. few steps to bus stop and schools, quick access to highway exits, enhances the appeal of this home. The upper level boasts three spacious bedrooms, including a master suite complete with an ensuite bathroom. A generously sized family room provides an ideal space for relaxation and family activities. On the main floor, the kitchen is equipped with a gas stove and stainless steel appliances, catering to culinary enthusiasts. A guest washroom adds to the convenience of the main living area. The garage offers ample storage space, accommodating various household items. This home harmoniously blends comfort, convenience, and investment potential.



Built in 2013

## **Essential Information**

MLS® #                      E4429219

Price                         \$419,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1674 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2E6

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Vinyl Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	22
Zoning	Zone 55

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