

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

MLS® #E4429219

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

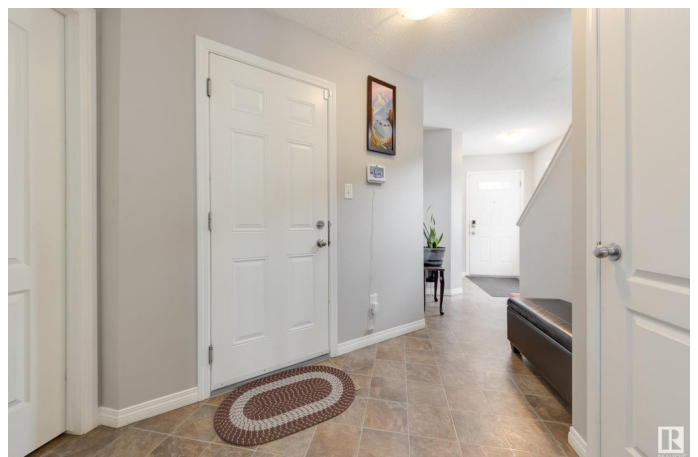
Nestled in one of Edmonton's most sought-after communities, this well-maintained residence offers an exceptional opportunity for both first-time homebuyers and savvy investors. The property's prime location ensures utmost convenience, with a plaza just steps from your doorstep featuring essential amenities; 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 | 15              |
| Zoning         | Zone 55         |

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Listing information last updated on April 19th, 2025 at 5:47am MDT