

## \$410,000 - 1804 Rutherford Road, Edmonton

MLS® #E4429334

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

First-time home buyers and investors alert! This Rutherford half-duplex is extremely well-located with proximity to several schools, around the corner from a professional centre & major roadways. The front entrance enters onto elegant vinyl plank that runs throughout the main floor, as well as a powder room and entry to the single garage. The spacious kitchen has dark cabinets and an island to make cooking a breeze. Next to the kitchen is the dining area as well as the living room and a space to add an electric fireplace. The fenced backyard is a good size and there is a deck for your summertime activities. The carpeted upstairs boasts a welcoming primary bedroom with a generous walk-in closet and ensuite 3-pce bathroom. Two more bedrooms are also a good size with ample closets with a 4-pce bathroom completing the floor. The basement is unfinished and waiting for your personal touch to complete it.

Built in 2013

### Essential Information

MLS® #	E4429334
Price	\$410,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,426
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1804 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K6

### Amenities

Amenities	Deck, Front Porch, See Remarks
Parking	Parking Pad Cement/Paved, Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
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	April 5th, 2025
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Days on Market	15
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Zoning	Zone 55
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Listing information last updated on April 20th, 2025 at 7:47pm MDT