

\$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
Days on Market	15
Zoning	Zone 55

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