

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## \$469,500 - 1943 119 Street, Edmonton

MLS® #E4426384

### \$469,500

3 Bedroom, 3.50 Bathroom, 1,539 sqft  
Single Family on 0.00 Acres

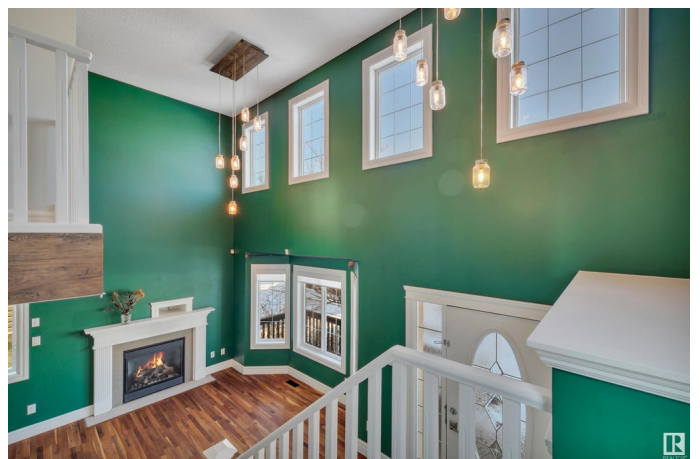
Rutherford (Edmonton), Edmonton, AB

TUCKED AWAY ON A QUIET STREET IN RUTHERFORD THIS 1563 SQFT HOME FEATURES 3 BEDS UP, MAIN FLOOR DEN, FULLY FINISHED BASEMENT, CENTRAL AC AND A HEATED DOUBLE DETACHED GARAGE! The main living area offers unique open to below features that allows for an abundance of natural light in. There is a large living area that opens up to the dining room, which is just steps off the kitchen boasting plenty of cabinet/counter space and a corner pantry. Upstairs is home to 3 bedrooms, 2 full baths and the primary features a walk in closet and a generous sized bedroom. Moving to the basement you will find a large rec room, storage and another full bathroom. The yard has a deck, mature trees and is fully fenced. This quiet location offers parks, trails, schools and ponds walking distance to the home plus it's just a short commute to all major amenities. The heated garage will keep your car warm all winter while the central AC will keep the house cool all summer! The lovely front porch is the cherry on top!

Built in 2006

### Essential Information

MLS® #	E4426384
Price	\$469,500



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,539
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1943 119 Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0E3

### **Amenities**

Amenities	Hot Tub
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	17
Zoning	Zone 55
HOA Fees	150
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 5th, 2025 at 10:47am MDT