

# \$424,900 - 1539 Rutherford Road, Edmonton

MLS® #E4428399

**\$424,900**

3 Bedroom, 3.50 Bathroom, 1,368 sqft  
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

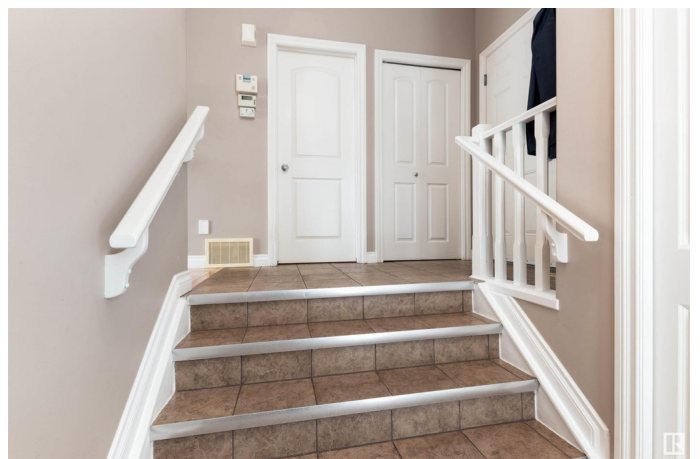
No condo fee half duplex has 3 bedroom 3.5 bathrooms with a DOUBLE attached garage + Air conditioning & located in the popular neighborhood of Rutherford. The main floor has an open kitchen concept that includes an island & pantry, a living room plus a dining room that has garden door access to the large private yard. The main floor also has 2 piece bathroom & laundry. Upstairs there is a primary bedroom that has a 4 piece ensuite & a walk in closet, two additional good sized bedrooms and another 4 piece bathroom complete this floor. Note that the carpet upstairs is new & was installed last week. The Basement has a 3 piece bathroom and a large family room space. The Double attached garage has been finished with aluminum walls.

The backyard is a private open space that is fenced, has a two tiered deck, and access to the alley. Located with fantastic access to public transportation, walking distance to schools, parks, grocery stores. Minutes away from highway 2 & the Anthony Henday. Welcome home!

Built in 2006

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428399  |
| Price  | \$424,900 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,368         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1539 Rutherford Road  |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1Y1               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Detectors Smoke |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached, See Remarks    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Ski Hill Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025  
Days on Market 4  
Zoning Zone 55  
HOA Fees 150  
HOA Fees Freq. Annually

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Listing information last updated on April 5th, 2025 at 2:02am MDT