

## \$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.

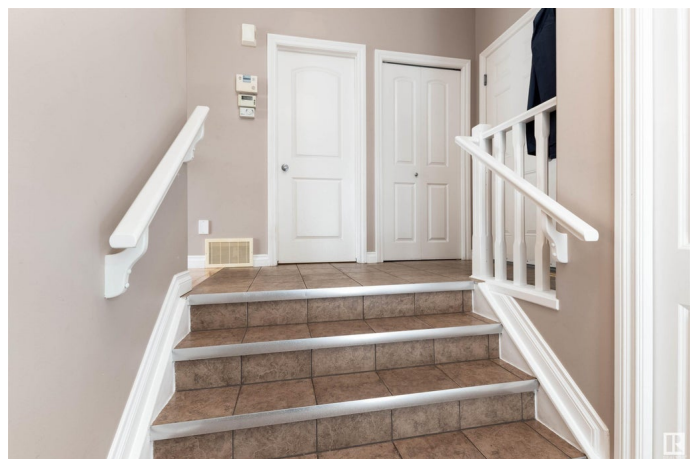
The backyard is a private open space that is fenced, has a two tiered deck, and access to the alley. Located with fantastic access to public transportation, walking distance to schools, parks, grocery stores. Minutes away from highway 2 & the Anthony Henday. Welcome home!

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 11  
Zoning Zone 55  
HOA Fees 150  
HOA Fees Freq. Annually

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Listing information last updated on April 12th, 2025 at 4:47pm MDT