

## \$549,900 - 984 Rutherford Road, Edmonton

MLS® #E4425511

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,755 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Wonderful Family Home! Located across the street from a beautiful park in desirable Rutherford this well kept 2 story home offers a super functional layout boasting a grand entrance that opens to the living room with hardwood floors, a cozy gas fireplace, full wall of windows to the back yard, open to kitchen with extended eating bar, plenty of cabinets, black appliances and a pantry, the spacious dining area offers access to the attached deck with fully fenced and landscaped back yard, upper level boasts huge vaulted bonus rooms flooded in natural light and a wonderful park view, 3 spacious bedrooms, primary with loads of closet space and a spa inspired ensuite with oversized soaker tub, other 2 bedrooms share an additional 4 piece bath, basement is unspoiled and ready for your development. Updates to the home include new furnace, new hot water tank, new shingles and fresh paint, this pet free home is move in ready!

Built in 2005

### Essential Information

MLS® #	E4425511
Price	\$549,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,755
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	984 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1W9

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
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	March 13th, 2025
Days on Market	37
Zoning	Zone 55

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