

## **\$874,800 - 1410 Rutherford Court, Edmonton**

MLS® #E4433735

**\$874,800**

3 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This stunning walk-out bungalow is located in Southwest Edmonton & backs directly onto a beautiful treed park. The executive home boasts a grand entrance that flows into a spacious open-concept living area. The main floor features a den with views of the cul-de-sac, & an open kitchen with updated appliances & granite countertops. The kitchen overlooks the dining and living space, which is enhanced by hardwood floors & a gas fireplace. The primary bedroom offers a perfect retreat with a luxurious ensuite bathroom & a large walk-in closet. The fully developed walk-out lower level includes a large family room, two additional bedrooms, an exercise room, and plenty of storage. The family room also features a freestanding fireplace and an impressive 84" TV. Outdoor living is well catered for with two spaces: an upper-level deck with a powered awning and a lower-level patio with a custom privacy screen, both offering views of the yard and the park. The attached garage is heated, insulated & floor is coated.

Built in 2002

### **Essential Information**

MLS® # E4433735

Price \$874,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1410 Rutherford Court
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1H7

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Patio, Walkout Basement, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stove-Induction, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	M. Fee Otterson, J.Bright
Middle	M. Fee Otterson, J. Bright
High	F. McCaffery, Dr. Anderson

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	3
Zoning	Zone 55

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