

Courtesy Of Sandra R Bayrock Of Century 21 Masters

## \$575,000 - 1131 117 Street, Edmonton

MLS® #E4456484

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,860 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Beautifully updated 2-storey home with 1859 sqft, a finished basement, bonus room, and central A/C. The highlight of this home is the stunning new kitchen (2024) featuring modern cabinetry, quartz countertops, stylish backsplash, and upgraded stainless steel appliances. Bathrooms were also updated in 2024 with matching cabinets and quartz counters, creating a cohesive and upscale finish throughout. Upstairs you'll find three bedrooms including a spacious primary suite with barn door ensuite, plus a bonus room with large west-facing windows. The finished basement offers flexible living space and includes a secondary fridge. Other recent upgrades include new hot water tank (2024) new basement carpet (2025) and updated flooring on the main level, bathrooms and upstairs (2021). Outside, the yard is designed for both play and relaxation with a playground, sandbox, catio, large outdoor table with large gazebo and shed. Truly move-in ready with modern upgrades throughout.

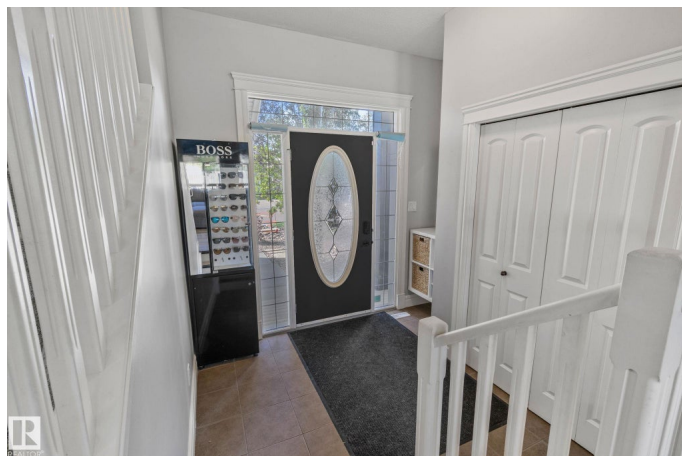
Built in 2005

### Essential Information

MLS® # E4456484

Price \$575,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,860                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1131 117 Street       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1W9               |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Attached                                                |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Vinyl      |
| Foundation   | Slab             |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 7                   |
| Zoning         | Zone 55             |

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Listing information last updated on September 12th, 2025 at 8:02pm MDT