

## \$469,500 - 1963 119 Street, Edmonton

MLS® #E4433089

**\$469,500**

4 Bedroom, 2.50 Bathroom, 1,337 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautiful 1,336 sq ft two-story home located in the highly desirable neighborhood of Rutherford. The main floor features a cozy gas fireplace in the living room, a bright and spacious kitchen with plenty of counter space, updated appliances, and a dining area filled with natural light. Upstairs, you'll find three bedrooms, a 4-piece bathroom and a generous primary suite complete with a walk-in closet and a 4-piece ensuite. The fully finished basement offers additional living space, including another bedroom, a large recreation area, a bathroom, and a convenient laundry area. Step outside to enjoy the beautiful backyard, featuring a stunning deck perfect for entertaining, as well as a double detached garage. This home is ideally situated close to schools, shopping and provides easy access to Anthony Henday Drive

Built in 2007

### Essential Information

MLS® #	E4433089
Price	\$469,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,337
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1963 119 Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0E3

### **Amenities**

Amenities	On Street Parking, Deck
Parking	Double Garage Detached, Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, 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, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 27th, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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