

## \$589,000 - 1409 114b Street, Edmonton

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MLS® #E4460369

**\$589,000**

3 Bedroom, 2.50 Bathroom, 2,209 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Discover your dream home in the heart of Rutherford! This 2,208 sqft. 2-storey, built in 2009, is move-in ready and filled with upgrades for modern family living. Step inside to soaring 9'™ ceilings, rich hardwood flooring, and big windows that flood the open-concept main floor with natural light. A versatile front flex room makes the perfect office, while the gourmet kitchen with island and pantry flows seamlessly into the bright dining and cozy living room with a gas fireplace. Upstairs, you'll find a stunning vaulted bonus room, two good-sized bedrooms, and a primary suite with a walk-in closet and a luxurious 5-piece ensuite with a soaker tub and separate shower. The oversized garage offers extra space for vehicles and storage, while the basement features a drinking water filtration system, central vacuum, and a RADON Exhaust System for added peace of mind. Complete with central A/C, a beautifully landscaped yard, and a large deck for summer entertaining, this home combines style, comfort, and location

Built in 2009

### Essential Information

MLS® # E4460369

Price \$589,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,209
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1409 114b Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0N2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Patio, See Remarks, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 2nd, 2025
Zoning	Zone 55

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