

## \$625,000 - 1307 117 Street, Edmonton

MLS® #E4433182

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,955 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Extensively renovated, backing onto a park, and featuring a second kitchen in the basement, this 4 bed, 3.5 bath home in family-friendly Rutherford offers unbeatable value! Over \$100,000 in upgrades including new shingles, furnace, hot water tank, new appliances, fresh paint, carpets, new garage door, the list goes on! Bright main floor features a front flex room, a gorgeous kitchen with maple cabinets, granite counters, corner pantry and S/S appliances, plus a cozy family room with a gas fireplace. A sunny dining area opens onto a large fenced yard with gorgeous park views from the private gazebo. Upstairs offers a loft, 3 bedrooms, and a spacious primary suite with a walk-in closet and 4-piece ensuite. The fully finished basement includes a second kitchen, living room, 4th bedroom and full bath. Enjoy the oversized 21x26 heated garage with extended driveway. Great location with easy walking distance to schools, parks, shopping and more! Incredibly well-maintained and available for quick possession!

Built in 2007

### Essential Information

MLS® # E4433182

Price \$625,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,955                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1307 117 Street       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0E6               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Gazebo, Patio       |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated, Over Sized |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Fan-Ceiling, Freezer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

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

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Johnny Bright School |
| Middle     | Johnny Bright School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 55          |

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Listing information last updated on May 1st, 2025 at 9:02pm MDT