

## \$389,000 - 1517 Rutherford Road, Edmonton

MLS® #E4465278

**\$389,000**

3 Bedroom, 2.50 Bathroom, 1,288 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully maintained, attached home in the highly sought-after community of Rutherford! Perfectly positioned directly across from walking trails and storm pond, this property offers an ideal blend of natural beauty, convenience, and modern living. Step inside to discover a bright interior, where natural light floods through large west-facing front windows and east-facing rear windows, creating a warm atmosphere throughout the living areas. The open-concept main floor is adorned with elegant hardwood flooring and features a thoughtfully designed layout. The modern kitchen boasts a central island with an eating bar, beautiful cabinetry, and a stylish backsplash. The rear entry provides access to the single attached garage and a private backyard. Upstairs, you'll find three well-appointed bedrooms, including a master suite with closets and a sleek three-piece bathroom. This situated near top amenities, including a K&#8209;9 school just a five-minute walk away, shopping centres, public transportation.

Built in 2006

### Essential Information

MLS® # E4465278

Price \$389,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,288                |
| Acres          | 0.00                 |
| Year Built     | 2006                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1517 Rutherford Road  |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1V9               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 10th, 2025 |
| Zoning      | Zone 55             |

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Listing information last updated on November 10th, 2025 at 1:02pm MST