

## \$415,000 - 1954 119a Street, Edmonton

MLS® #E4465751

**\$415,000**

4 Bedroom, 1.50 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this bright, well-maintained 1,302 sq. ft. half duplex backing onto a walking path in the family-friendly community of Rutherford. The open-concept main floor features large windows, a cozy gas fireplace, 9 ft. ceilings and a gorgeous wood kitchen. This home offers numerous upgrades, including ample storage shelving in the single attached garage, a radon ventilation system, newer washer and dryer, central A/C installed 2 years ago, and a new furnace. The partly finished basement provides a spacious rec room with the option to convert it into a 4th bedroom. The upper level features 3 bedrooms, highlighted by a generous primary suite with a walk-in closet and 4-pc ensuite, along with two additional bedrooms. Enjoy a beautiful back deck and a large private backyard, perfect for relaxing or entertaining. Ideally located minutes from schools, parks, shopping, transit, and major roadways. Walking distance to Monsignor Fee Otterson Elementary/High School and Johnny Bright

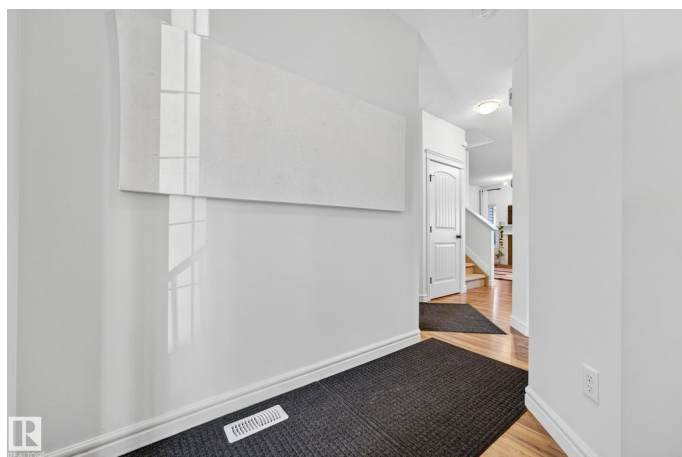
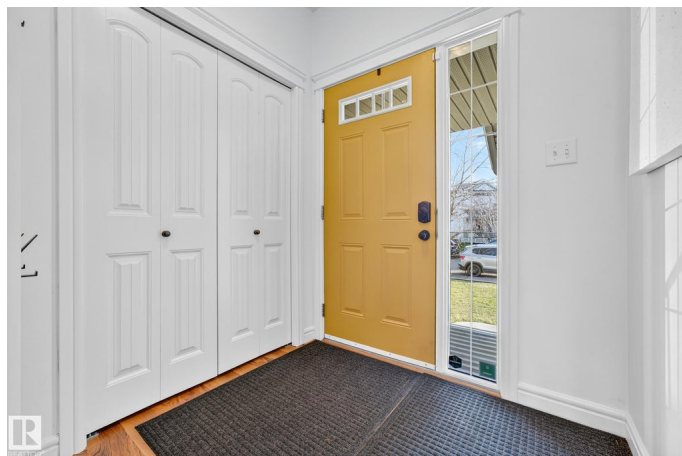
Built in 2007

### Essential Information

MLS® # E4465751

Price \$415,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,302         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1954 119a Street      |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0E2               |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck |
| Parking   | Single Garage Attached               |

### Interior

|              |                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                            |
| Fireplace    | Yes                                                                                                  |
| Fireplaces   | Insert                                                                                               |
| Stories      | 3                                                                                                    |
| Has Basement | Yes                                                                                                  |
| Basement     | Full, Partially Finished                                                                             |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 55             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 14th, 2025 at 11:17pm MST