

## \$530,000 - 1147 Rutherford Close, Edmonton

MLS® #E4462520

**\$530,000**

3 Bedroom, 2.50 Bathroom, 1,680 sqft

Single Family on 0.00 Acres

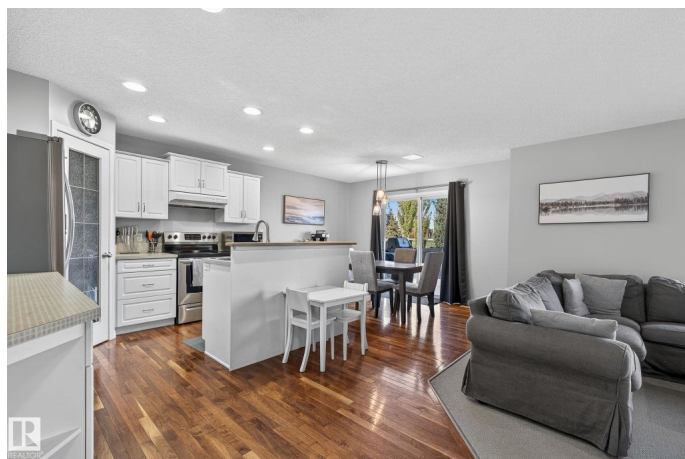
Rutherford (Edmonton), Edmonton, AB

Welcome Home! Located in a quite CUL-DE-SAC, close to all AMENITIES, and a path that leads to the fountain LAKE & WALKING TRAIL, this home has what you have been waiting for. The main floor features an open LIVING ROOM with gas FIREPLACE, Kitchen, 2-piece bath, and NEW FRIDGE with a water line. Out the Patio doors is a MASSIVE YARD AND DECK, WITH FENCED DOG RUN. Space galore for BBQ's, family events, or just kids to run and play. Upstairs you will find a cute Family/Play room, Primary bedroom with WALK-IN-CLOSET & 5- piece ENSUITE, 2 more Bedrooms, UPSTAIRS LAUNDRY and ANOTHER 4 piece bath. The basement is mostly finished with a Rec. Room (additional living space), a utility room, and plenty of EXTRA STORAGE. NEW PAINT throughout and NEW FURNACE WITH A/C (on contract). Lots to love in this home, add it to your favorites!

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462520  |
| Price      | \$530,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,680                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1147 Rutherford Close |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1H5               |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Hot Water Natural Gas, Storage-In-Suite |
| Parking   | Double Garage Attached                                                                             |

### 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 | Fenced, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                       |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Johnny Bright/Fee Otterson |
| Middle     | Johnny Bright/Fee Otterson |
| High       | Anne Anderson/McCaffrey    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 55            |
| HOA Fees       | 150                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 29th, 2025 at 8:47am MDT