

Courtesy Of Thomas Jereniuk Of Real Broker

## **\$449,900 - 1961 119a Street, Edmonton**

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MLS® #E4426793

### **\$449,900**

3 Bedroom, 2.50 Bathroom, 1,377 sqft  
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

PERFECT FAMILY HOME in RUTHERFORD w/ 1377 sq.ft of developed living space, 3 BEDS, 2.5 BATHS, a DETACHED DOUBLE GARAGE, FULLY FENCED back yard, & FULL DRIVEWAY with plenty of room for two more large vehicles! The main floor presents an OPEN CONCEPT w/ large CORNER KITCHEN + BREAKFAST NOOK + DINING SPACE, a cozy LIVING ROOM w/ GAS FIREPLACE + LARGE WINDOWS that let in plenty of natural light, MAIN FLOOR LAUNDRY, & a 2PC BATH. Upstairs you'll find the PRIMARY BEDROOM w/ 2 CLOSETS + 4PC ENSUITE, 2 SPARE BEDROOMS, & a 4PC bath. The BASEMENT is UNFINISHED and ready for you to make it your own! Also featured is a spacious COVERED FRONT PORCH + BACKYARD PATIO SPACE & NEWER FLOORING throughout the top floor! Located close to all the amenities you can think of including GROCERY STORES, BANKS, CAFES, PARKS, RESTAURANTS, SCHOOLS, & PUBLIC TRANSIT. Easy access to the ANTHONY HENDAY & HIGHWAY 2. 10 minutes away from SOUTH EDMONTON COMMON. 15 minutes to EDMONTON INTERNATIONAL AIRPORT.

Built in 2006

### **Essential Information**



MLS® #	E4426793
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1961 119a Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0E1

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, No Smoking Home, Parking-Extra, Patio
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 21st, 2025
Days on Market	13
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on April 3rd, 2025 at 8:17pm MDT