

## \$670,000 - 1717 Robertson Place, Edmonton

MLS® #E4440940

**\$670,000**

4 Bedroom, 2.50 Bathroom, 2,227 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This home is a WINNER! Tucked away in a secluded cul-de-sac with SOUTHWEST yard & huge maintenance free deck with gas BBQ hook-up backing onto the park. The large windows offer a marvelous VIEW of the wooded area & park with walking trails which give you the feeling of country living. Top quality renovations include all SOLID CORE interior doors, bathrooms with heated floors, lighting & flooring. Impressive entry with high ceilings & ceramic tiled floors, hardwood floors on main floor, large living room with gas fireplace, kitchen with granite counters, raised eating bar, walk-in pantry, S/S appliances & spacious dining area. Den/office with custom built cabinets & desks is a perfect home office or family work station. Built-in storage in mud/laundry room. There are 4 bedrooms upstairs with two gorgeous bathrooms. The primary bedroom has a walk-in closet & 4 pce ensuite with oversize shower. Excellent basement, planned for family fun with with cork flooring, rec room, games area and a hobby/exercise room.

Built in 2002

### Essential Information

MLS® # E4440940

Price \$670,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,227
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1717 Robertson Place
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1H8

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	21
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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