

## \$434,900 - 1585 Rutherford Road, Edmonton

MLS® #E4448753

**\$434,900**

4 Bedroom, 3.50 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Spacious Half Duplex with Single Attached Garage! This home offers a super functional layout with a big open concept main floor offering island kitchen, big dining nook and living room with GAS burning fireplace, upper features 3 good sized bedrooms, small bonus room, primary with double closets and a full 4 piece ensuite, the lower level is finished with rec room, bedroom and a dreamy full bath with corner jetter tub! Close to popular schools, all shopping and major amenities and minutes to major connecting routes.

Built in 2009

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448753      |
| Price          | \$434,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,510         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1585 Rutherford Road  |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0A9               |

Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplaces        | Glass Door                                                                           |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

School Information

|            |                          |
|------------|--------------------------|
| Elementary | Johnny Bright School     |
| Middle     | Johnny Bright School     |
| High       | Dr. Anne Anderson School |

Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 55         |

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Listing information last updated on August 8th, 2025 at 11:33am MDT