

## \$429,900 - 1949 119a Street, Edmonton

MLS® #E4433656

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,221 sqft  
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Bright and open 2 story home located in the desirable community of Rutherford and close to all the amenities is sure to impress inside and out. This 3 bedroom, 3 bathroom home with a double detached garage is the perfect place to raise a family! The main floor boasts gleaming hardwood flooring, a large great room and chefs dream kitchen with upgraded appliances, custom white cabinetry, pantry, island and eating nook overlooking the private backyard. The upper level includes 3 bedrooms and full bathroom with soaker tub. The primary retreat includes a walk in closet and full ensuite spa. The fully fenced and landscaped yard includes a fruit tree and private deck. The basement of this home is open and unspoiled - ready for your ideas! Recent upgrades include a new high efficiency furnace.

Built in 2006

### Essential Information

MLS® #	E4433656
Price	\$429,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,221



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1949 119a Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0E2

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
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Days on Market	6
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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