

## \$475,000 - 1947 119 Street, Edmonton

MLS® #E4433965

**\$475,000**

3 Bedroom, 3.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

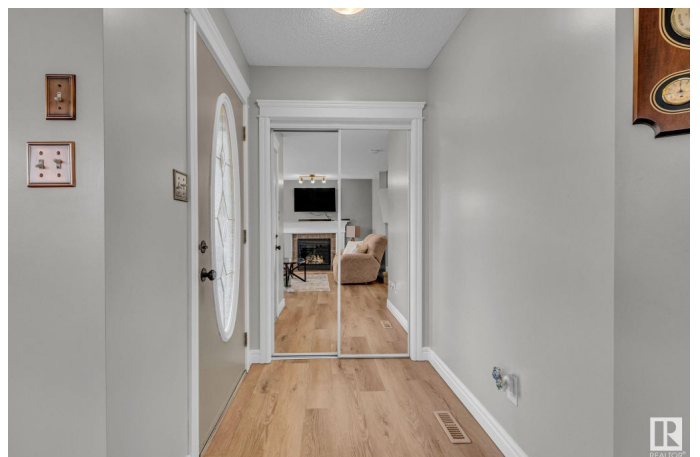
Rutherford (Edmonton), Edmonton, AB

This home is the definition of pride of ownership, with thoughtful updates and immaculate care throughout. You'll love the OVERSIZED 22'x22' garage, complete with durable epoxy flooring and large attic storage—a dream for anyone needing extra space or a spotless workshop. Step outside to your award-nominated landscaping, featuring a beautifully maintained deck and lush gardens. Inside, the home features newer flooring and fresh paint throughout, creating a bright and modern feel. The spacious kitchen overlooks the large dining area and flows into a cozy living room with a gas fireplace. Upstairs offers three large bedrooms, including a primary suite with ensuite, plus a 4-piece main bath. The fully finished basement is perfect for movie nights or entertaining, with a rec room, full bath, and a theatre room wired for surround sound. Located in family-friendly Rutherford, close to schools, parks, and transit!

Built in 2006

### Essential Information

MLS® #	E4433965
Price	\$475,000
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,409
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1947 119 Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0E3

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, 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	Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, 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	May 2nd, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on May 4th, 2025 at 3:02am MDT