

## \$625,000 - 1307 117 Street, Edmonton

MLS® #E4433182

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,955 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Extensively renovated, backing onto a park, and featuring a second kitchen in the basement, this 4 bed, 3.5 bath home in family-friendly Rutherford offers unbeatable value! Over \$100,000 in upgrades including new shingles, furnace, hot water tank, new appliances, fresh paint, carpets, new garage door, the list goes on! Bright main floor features a front flex room, a gorgeous kitchen with maple cabinets, granite counters, corner pantry and S/S appliances, plus a cozy family room with a gas fireplace. A sunny dining area opens onto a large fenced yard with gorgeous park views from the private gazebo. Upstairs offers a loft, 3 bedrooms, and a spacious primary suite with a walk-in closet and 4-piece ensuite. The fully finished basement includes a second kitchen, living room, 4th bedroom and full bath. Enjoy the oversized 21x26 heated garage with extended driveway. Great location with easy walking distance to schools, parks, shopping and more! Incredibly well-maintained and available for quick possession!

Built in 2007

### Essential Information

MLS® # E4433182

Price \$625,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,955
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1307 117 Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0E6

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Patio
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Freezer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Johnny Bright School
Middle	Johnny Bright School

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	3
Zoning	Zone 55

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