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## **\$399,000 - 1517 Rutherford Road, Edmonton**

MLS® #E4457403

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,288 sqft  
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully maintained, attached home in the highly sought-after community of Rutherford! Perfectly positioned directly across from walking trails and storm pond, this property offers an ideal blend of natural beauty, convenience, and modern living. Step inside to discover a bright interior, where natural light floods through large west-facing front windows and east-facing rear windows, creating a warm atmosphere throughout the living areas. The open-concept main floor is adorned with elegant hardwood flooring and features a thoughtfully designed layout. The modern kitchen boasts a central island with an eating bar, beautiful cabinetry, and a stylish backsplash. The rear entry provides access to the single attached garage and a private backyard. Upstairs, you'll find three well-appointed bedrooms, including a master suite with closets and a sleek three-piece bathroom. This situated near top amenities, including a K&#177;9 school just a five-minute walk away, shopping centres, public transportation.

Built in 2006

### **Essential Information**

MLS® # E4457403

Price \$399,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,288
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	1517 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1V9

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, 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	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 12th, 2025  
Days on Market 44  
Zoning Zone 55

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