

## \$549,900 - 1207 113 Street, Edmonton

MLS® #E4433917

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,764 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

FULLY FINISHED! Meticulously maintained, former show home, tucked away in a keyhole crescent in popular Rutherford. Offering 4 bedrooms, 4 bathrooms, open concept main floor, kitchen with extended eating bar, corner pantry, plenty of wood cabinets, open to the dining nook with garden door access to the beautiful back yard with stamped concrete pad and big grassy space for pets & kids, living room w/cozy gas burning fireplace, powder room and laundry complete the main floor, upper level boasts a huge vaulted bonus room, primary with dreamy ensuite offering big corner soaker tub, glass shower and walk in closet, other 2 bedrooms a good size that share a full 4 piece bath, basement is beautifully developed w/family room, large bedroom, 3 piece bath & mechanical. A/C to keep you cool in the summer & newer HE furnace warm in the winter. Everything you want at a price you can afford! Family friendly location, close to great schools & parks, shopping and major amenities, 2 minutes to connecting routes, 10/10!!

Built in 2003

### Essential Information

MLS® # E4433917

Price \$549,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,764
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1207 113 Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1P5

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, 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

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	5
Zoning	Zone 55

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Listing information last updated on May 6th, 2025 at 4:32pm MDT