

## \$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 |
|-------------|---------------|

|                |          |
|----------------|----------|
| Days on Market | 2        |
| Zoning         | Zone 55  |
| HOA Fees       | 150      |
| HOA Fees Freq. | Annually |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 5:32pm MDT