

## **\$509,888 - 1032 118a Street, Edmonton**

MLS® #E4445726

**\$509,888**

4 Bedroom, 2.50 Bathroom, 1,675 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Your next chapter begins in this AMAZING home nestled in Rutherford, perfectly designed for FAMILY living and everyday COMFORT. Boasting 3+1 beds, this home offers a BRIGHT and OPEN-CONCEPT main floor featuring a cozy CORNER F/P, lg living area, and a well-appointed kitchen with ISLAND, PANTRY, and seamless flow into the dining space. Step outside to your WEST-FACING backyard, SUNNY, spacious, and ideal for kids and outdoor entertaining. The main level is complete with a convenient 2pc bath and laundry room, keeping daily life organized and efficient. Upstairs, youâ€™ll find 3 generous bedrooms, including a SPACIOUS PRIMARY retreat with WALK-IN closet and a 4pc ENSUITE, plus a full 4pc main bath and a lg BONUS ROOM perfect for movie nights or playtime. The partially finished basement includes a 4th bed and offers room to grow. Additional highlights: A/C, a DBL attached GARAGE, new SHINGLES, and a fantastic LOCATION close to schools, public transit, shopping, and easy access to the Henday for easy commuting.

Built in 2006

### **Essential Information**

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Price \$509,888



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,675
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1032 118a Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B8

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Johnny Bright, Fee Otterson
Middle	JH Picard, Bruce Smith
High	JH Picard, Harry Ainlay

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	15
Zoning	Zone 55

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