

## \$409,990 - 1978 119a Street, Edmonton

MLS® #E4431871

**\$409,990**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bath half-duplex in the sought-after community of Rutherford with no condo fees! Featuring 1,313 sq.ft. of thoughtfully designed living space, the main floor boasts an open layout with hardwood floors, a modern kitchen with granite countertops, ample cabinetry, and a large island. Upstairs offers 3 spacious bedrooms, including a primary suite with walk-in closet and ensuite. Enjoy added value with new shingles (2024) and a single attached garage. The private backyard backs onto a scenic trail, providing extra privacy and a peaceful view. Located just steps from top-ranked schools, the future LRT, and new hospital, this home offers exceptional comfort, style, and convenience. Don't miss out!

Built in 2009

### Essential Information

MLS® #	E4431871
Price	\$409,990
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.00



Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1978 119a Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0E1

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Johnny Bright School
Middle	Johnny Bright School
High	Harry Ainlay

**Additional Information**

Date Listed	April 19th, 2025
Days on Market	13
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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