

# \$469,500 - 1963 119 Street, Edmonton

MLS® #E4433089

## \$469,500

4 Bedroom, 2.50 Bathroom, 1,337 sqft  
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautiful 1,336 sq ft two-story home located in the highly desirable neighborhood of Rutherford. The main floor features a cozy gas fireplace in the living room, a bright and spacious kitchen with plenty of counter space, updated appliances, and a dining area filled with natural light. Upstairs, youâ€™ll find three bedrooms, a 4-piece bathroom and a generous primary suite complete with a walk-in closet and a 4-piece ensuite. The fully finished basement offers additional living space, including another bedroom, a large recreation area, a bathroom, and a convenient laundry area. Step outside to enjoy the beautiful backyard, featuring a stunning deck perfect for entertaining, as well as a double detached garage. This home is ideally situated close to schools, shopping and provides easy access to Anthony Henday Drive

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433089  |
| Price      | \$469,500 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,337                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1963 119 Street       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0E3               |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | On Street Parking, Deck                   |
| Parking   | Double Garage Detached, Rear Drive Access |

### Interior

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

### Exterior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                             |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 55          |
| HOA Fees       | 150              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 30th, 2025 at 2:02pm MDT