

## \$465,000 - 1616 118 Street, Edmonton

MLS® #E4444080

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,998 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Looking for a home with space to grow in a neighbourhood that truly feels like home? This 2-storey in desirable Rutherford has the kind of layout that just makes sense – open, bright, and designed for everyday life. Built by Pacesetter Homes, it features a welcoming main floor with a gas fireplace, stainless steel appliances, a kitchen with an island, a corner pantry, and a west-facing dining area that opens up to the back deck. There’s also a flex room on the main level – making this space perfect for play, work, or anything else that life throws your way! Upstairs, the primary suite offers room to relax with double doors, a walk-in closet, and a 4-piece ensuite complete with a soaker tub and separate glass shower. Two more bedrooms, another full bath, and a vaulted bonus room mean everyone gets their own space. The basement is yours to finish, and with a short walk to Johnny Bright and Monsignor Fee Otterson schools, the location speaks for itself. A great place to plant roots and make your own!

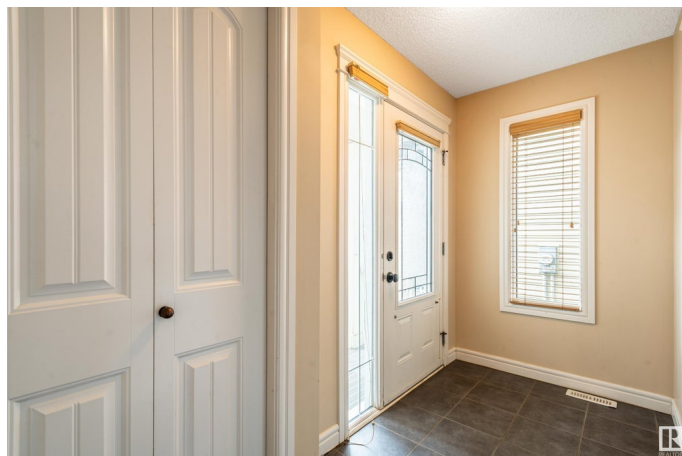
Built in 2011

### Essential Information

MLS® # E4444080

Price \$465,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,998
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1616 118 Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1M9

### Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### 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 School

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	9
Zoning	Zone 55

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Listing information last updated on July 3rd, 2025 at 1:47am MDT