

\$675,000 - 2317 Rutherford Way, Edmonton

MLS® #E4428944

\$675,000

4 Bedroom, 3.50 Bathroom, 2,303 sqft
Single Family on 0.00 Acres

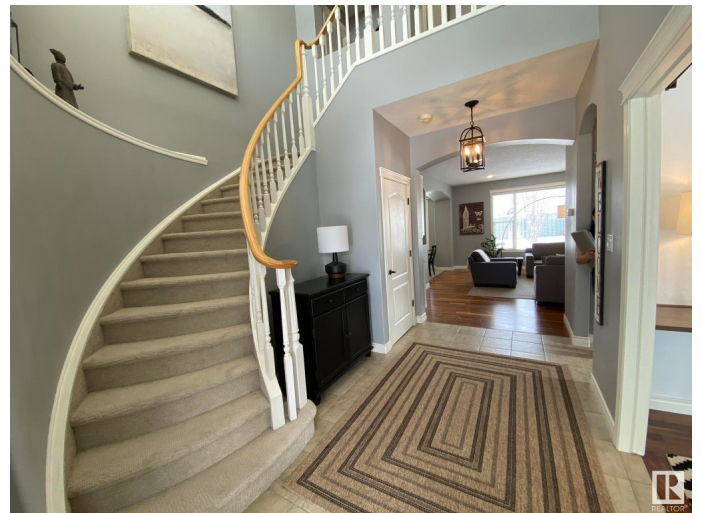
Rutherford (Edmonton), Edmonton, AB

Just a 5min WALK to the K-9 JOHNNY B. School. Welcome to this Super Clean Executive F/F 2Storey, A/C4Bdrms, 4Bath, Double 22x19 Att. Garage w/well over 3200Sq.Ft of Living Space in RUTHERFORD. The lg front entrance has a 17ft Ceiling w/an Ofc/Den & 2pc powder room. The bright living room has WALNUT HARDWOOD, a Gas Fireplace, & a lg window overlooking the backyard. The Updated Kitchen has QUARTZ Counter Tops, Cupboards to the ceiling, 7-S/S Appliances which includes a 6-BURNER STOVE TOP, DOUBLE OVENS, NEW DISHWASHER, FRIDGE/BOTTOM FREEZER, & a Separate WALK-IN PANTRY along w/an oversized Dining Room for 8+Guests. There is also a main floor Laundry Room w/a large Soaker Sink. The Upper Floor has 3 Bdrms, 4pc Bath. The Oversized Primary Bdrm has a WALK-IN CLOSET, a Full 6pc ENSUITE with DOUBLE SINKS, SEPARATE SHOWER & 6ft JACUZZI TUB. The F/F Basement has a Family Room, 4th Bdrm, 3pc Bath & plenty of storage. The private backyard has a Composite Deck, Pergola & Shed.

Built in 2004

Essential Information

MLS® # E4428944



| | |
|----------------|------------------------|
| Price | \$675,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,303 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 2317 Rutherford Way |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1P4 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, Smart/Program. Thermostat, Secured Parking, Television Connection, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, 9 ft. Basement Ceiling |
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Front Drive Access, Insulated, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator-Energy Star, Storage Shed, Stove-Countertop Gas, Washer - Energy Star, Oven Built-In-Two, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Heatilator/Fan, Mantel |

Stories 3
Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood, Brick, Vinyl
Exterior Features Airport Nearby, Fenced, Park/Reserve, Playground, Pool, Public Transportation, Treed Lot
Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter



School Information

Elementary JOHNNY B/M.F. OTTERSON
Middle J.BRIGHT/M.F.OTTERSON
High Dr.ANN A/FATHER M. McCAFF!

Additional Information

Date Listed April 3rd, 2025
Days on Market 9
Zoning Zone 55
HOA Fees 150
HOA Fees Freq. Annually

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Listing information last updated on April 12th, 2025 at 11:17am MDT