



**Edmonton**      **55 Rutherford**      **LP:** \$394,900  
 12251 18 AV SW      **SP:** M

**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID#:</b>	E4098475
<b>Style:</b>	2 Storey	<b>Bdrms Above:</b>	3
<b>Year Built:</b>	2004	<b>Bdrms Total:</b>	4
<b>Full Baths:</b>	2	<b>Basement:</b>	Full
<b>Half Baths:</b>	2	<b>Bsmnt Dev:</b>	Fully Finished
<b>Tot A.G. SqFt:</b>	1,393.94	<b>Tot A.G. SqM:</b>	129.50

Beautiful 2-STOREY home on EXTRA-LARGE CORNER PIE LOT...this former SHOW-HOME located on a quiet street in the well-established community of RUTHERFORD. Walk into this bright home and you enter the spacious Living room w/ LARGE BAY WINDOWS and warm up to the COZY GAS-FIREPLACE. OPEN-CONCEPT Kitchen w/ black and Stainless Steel appliances flows to the bright dining area lit up with three large South facing windows. FRESHLY PAINTED throughout the entire home. Upstairs has 3 Bedrooms, Master bedroom c/w WALK-IN CLOSET and 4-pc ENSUITE-BATHROOM. Enjoy having MAIN-FLOOR Laundry & a 2-PC Bathroom off the back door leading into the OVER-SIZED BACKYARD w/ Double Detached Garage. The EXTRA-LARGE CEDAR DECK in the south facing backyard is perfect for enjoying those Hot Summer nights. When it gets too hot outside, retreat back into your cool AIR-CONDITIONED home w/ built-in speakers on Main & 2nd Floor! FULLY FINISHED BASEMENT has Lots of room with the entertainment area, Den/Spare Bedroom and ANOTHER BATHROOM!

**Directions:**

**Virtual Tour:** <https://youtu.be/UUtwsmIMH3U>

**Brochure:** <https://youtu.be/UUtwsmIMH3U>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	2	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	1	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	3						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	Y		<b>Fireplace Type:</b>	Tile Surround		<b>Fireplace Fuel:</b>	Gas		
<b>Parking:</b>	Double Garage Detached								
<b>Garage Dim:</b>				<b>Prk Encl/Ttl:</b>	/		<b>Total A.G.:</b>	129.50	1,393.94

<b>Living Room:</b>	3.94x4.27	M	<b>Master Bedroom:</b>	3.95x4.33	U
<b>Dining Room:</b>	4.01x3.34	M	<b>Bedroom 2:</b>	3.36x2.65	U
<b>Kitchen:</b>	2.60x4.01	M	<b>Bedroom 3:</b>	2.91x3.54	U
<b>Family Room:</b>	3.59x4.17	B	<b>Bedroom 4:</b>	2.43x3.38	B
<b>Den:</b>			<b>Recreation Room</b>	3.74x4.50	B
<b>Bonus Room:</b>					

<b>Flooring:</b>	Carpet, Laminate Flooring, Linoleum	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Vinyl	<b>Features:</b>	Vinyl Windows
<b>Site Influences:</b>	Fenced		

**Goods Included:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings

**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** johnnybright.epsb.ca      **Jr. High School:** johnnybright.epsb.ca/      **Sr High School:** http://harryainlay.epsb.ca

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	\$150.00
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	Amenities w/HOA

<b>Total Lot M2:</b>	411.06	<b>Lot Shape:</b>	Irregular	<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	RPL
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	North
<b>Taxes:</b>	\$3,335.40 2017	<b>Local Improve:</b>	\$0		