



Edmonton **55 Rutherford** **LP:** \$589,900
 2027 124 ST SW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4114433
Style:	2 Storey	Bdrms Above:	4
Year Built:	2006	Bdrms Total:	5
Full Baths:	3	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	2,324.92	Tot A.G. SqM:	215.99

CUSTOM BUILT PACESETTER HOME on the BEST LOT that BACKS ON WALKING TRAIL...every upgrade imaginable added. Massive 7500 SQFT PIE LOT feats. OVERSIZED-COMPOSITE DECK, Jacuzzi hot tub, Professional Irrigation system & Hot/Cold Taps on both sides of home. A Plethora of upgrades include: built 2 feet wider & 2 feet longer than original spec. Several EXTRA LARGE WINDOWS (Hunter Douglas blinds throughout) added to make this home very bright. Main floor has HARDWOOD floors & 10 FOOT CEILINGS throughout. Kitchen c/w EXTRA THICK 1.5" GRANITE, NEW DISHWASHER, Massive WALK-IN PANTRY w/ extra Fridge, 2-PC powder room & Office/Den finishes off the Main. FOUR BDRMS upstairs (1 can be converted back to bonus room). Master bdrm c/w WALKIN-CLOSET & Ensuite w/ separate Shower & Soaker tub. FULLY FINISHED BASEMENT (by builder) has Bedroom #5(walk-in closet), Full bathroom, Extra large Entertainment area(wet bar rough in), Walk-in closet storage. NEW HI-EFFICIENCY LENNOX FURNACE, A/C and TANKLESS HOT WATER SYSTEM.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	1	0	Main:	102.28	1,100.94
Ensuite Baths:		0	0	1	0	0	Uppr:	113.71	1,223.97
Finish Levels:	3						AbGd:		
Fireplace Y/N:	Y						Fireplace Type:	Tile Surround	
Fireplace Fuel:	Gas						Lowr:		
Parking:	Double Garage Attached, Over Sized						BIGd:		
Garage Dim:	20'W x 21'L		Prk Encl/Ttl:		2 / 4		Total A.G.:	215.99	2,324.92

Living Room:	4.58x5.37	M	Master Bedroom:	4.98x3.64	U	Laundry Room	1.85x2.91	M
Dining Room:	3.63x3.23	M	Bedroom 2:	3.56x3.45	U			
Kitchen:	3.65x4.41	M	Bedroom 3:	3.72x3.12	U			
Family Room:			Bedroom 4:	5.02x3.56	U			
Den:	3.64x3.66	M	Bedroom		L			
Bonus Room:								

Flooring:	Carpet, Ceramic Tile, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Vinyl	Features:	Air Conditioner, Ceiling 10 ft., Closet Organizers, Detectors Smoke, Front Porch, Hot Tub, Hot Water Tankless, Patio, Vaulted Ceiling, Vinyl Windows, See Remarks
Site Influences:	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby, See Remarks		

Goods Included:	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two	Restrictions:	None Known
		Goods Excluded:	basement freezer and bar fridges

Warranty:

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

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

Total Lot M2:	700.58	Lot Shape:	Pie Shaped	Lot Dimen:	
Frontage:		Depth:		Zoning:	RSL
Conform:		Conform Yr:		Front Expos:	North
Taxes:	\$4,718.05 2017	Local Improve:			