

## \$409,990 - 1978 119a Street, Edmonton

MLS® #E4431871

**\$409,990**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bath half-duplex in the sought-after community of Rutherford with no condo fees! Featuring 1,313 sq.ft. of thoughtfully designed living space, the main floor boasts an open layout with hardwood floors, a modern kitchen with granite countertops, ample cabinetry, and a large island. Upstairs offers 3 spacious bedrooms, including a primary suite with walk-in closet and ensuite. Enjoy added value with new shingles (2024) and a single attached garage. The private backyard backs onto a scenic trail, providing extra privacy and a peaceful view. Located just steps from top-ranked schools, the future LRT, and new hospital, this home offers exceptional comfort, style, and convenience. Don't miss out!

Built in 2009

### Essential Information

MLS® #	E4431871
Price	\$409,990
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.00



Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1978 119a Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0E1

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Johnny Bright School
Middle	Johnny Bright School
High	Harry Ainlay

**Additional Information**

Date Listed	April 19th, 2025
Days on Market	12
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 12:47pm MDT