

## \$490,900 - 24 1251 Rutherford Road, Edmonton

MLS® #E4449313

**\$490,900**

2 Bedroom, 3.00 Bathroom, 1,325 sqft

Condo / Townhouse on 0.00 Acres

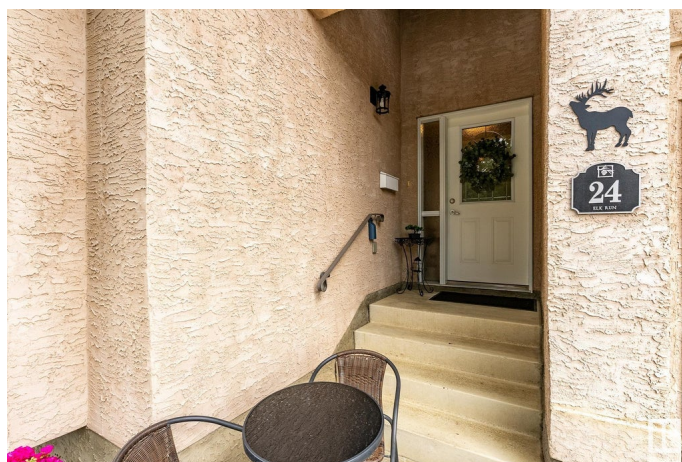
Rutherford (Edmonton), Edmonton, AB

Step into this stunning, like-new duplex bungalow located in the sought-after community of Rutherford. This pristine home is flooded with natural light, creating a warm and inviting atmosphere throughout. Enjoy cozy evenings by the gas fireplace in the spacious living area, and cook with ease in the modern kitchen outfitted with appliances aging only within the last 1-5 years. Even the washer and dryer are brand new in the home! The open-concept layout flows seamlessly to a large private deck, perfect for summer entertaining or quiet mornings with a coffee. Pride of ownership is evident—this home shows like a brand new build and has been meticulously maintained. Conveniently located near top-rated schools, parks, shopping, and transit, this bungalow offers the perfect blend of comfort, style, and location. A rare find in immaculate condition—don't miss your chance to call this gem home!

Built in 2004

### Essential Information

MLS® #	E4449313
Price	\$490,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3



Square Footage	1,325
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	24 1251 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached, Front Drive Access, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Garburator, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	5
Zoning	Zone 55
Condo Fee	\$431

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 July 29th, 2025 at 5:47am MDT