

## **\$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**

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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 2  
Zoning Zone 55  
HOA Fees 150  
HOA Fees Freq. Annually

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Listing information last updated on April 5th, 2025 at 4:17am MDT