

\$465,000 - 1616 118 Street, Edmonton

MLS® #E4444080

\$465,000

3 Bedroom, 2.50 Bathroom, 1,998 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Looking for a home with space to grow in a neighbourhood that truly feels like home? This 2-storey in desirable Rutherford has the kind of layout that just makes sense – open, bright, and designed for everyday life. Built by Pacesetter Homes, it features a welcoming main floor with a gas fireplace, stainless steel appliances, a kitchen with an island, a corner pantry, and a west-facing dining area that opens up to the back deck. There’s also a flex room on the main level – making this space perfect for play, work, or anything else that life throws your way! Upstairs, the primary suite offers room to relax with double doors, a walk-in closet, and a 4-piece ensuite complete with a soaker tub and separate glass shower. Two more bedrooms, another full bath, and a vaulted bonus room mean everyone gets their own space. The basement is yours to finish, and with a short walk to Johnny Bright and Monsignor Fee Otterson schools, the location speaks for itself. A great place to plant roots and make your own!

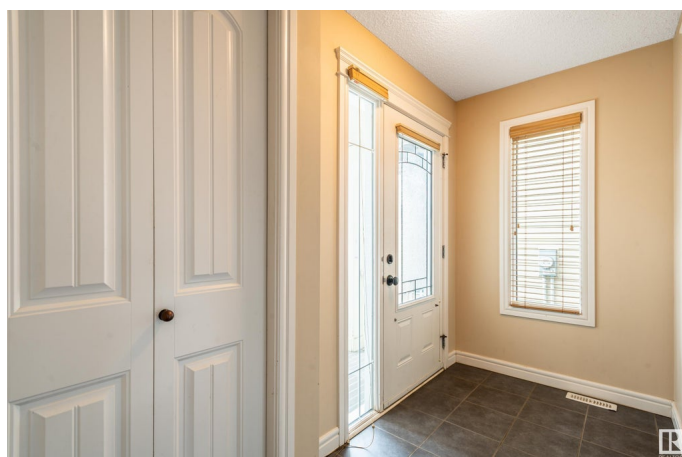
Built in 2011

Essential Information

MLS® # E4444080

Price \$465,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,998
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1616 118 Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1M9

Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Johnny Bright School
Middle	Johnny Bright School
High	Dr. Anne Anderson School

Additional Information

Date Listed	June 24th, 2025
Days on Market	3
Zoning	Zone 55

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Listing information last updated on June 27th, 2025 at 10:17am MDT