

## **\$509,888 - 1032 118a Street, Edmonton**

MLS® #E4445726

**\$509,888**

4 Bedroom, 2.50 Bathroom, 1,675 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Your next chapter begins in this AMAZING home nestled in Rutherford, perfectly designed for FAMILY living and everyday COMFORT. Boasting 3+1 beds, this home offers a BRIGHT and OPEN-CONCEPT main floor featuring a cozy CORNER F/P, lg living area, and a well-appointed kitchen with ISLAND, PANTRY, and seamless flow into the dining space. Step outside to your WEST-FACING backyard, SUNNY, spacious, and ideal for kids and outdoor entertaining. The main level is complete with a convenient 2pc bath and laundry room, keeping daily life organized and efficient. Upstairs, youâ€™™ll find 3 generous bedrooms, including a SPACIOUS PRIMARY retreat with WALK-IN closet and a 4pc ENSUITE, plus a full 4pc main bath and a lg BONUS ROOM perfect for movie nights or playtime. The partially finished basement includes a 4th bed and offers room to grow. Additional highlights: A/C, a DBL attached GARAGE, new SHINGLES, and a fantastic LOCATION close to schools, public transit, shopping, and easy access to the Henday for easy commuting.

Built in 2006

### **Essential Information**

MLS® # E4445726

Price \$509,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,675                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1032 118a Street      |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0B8               |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                       |
| Fireplaces        | Corner                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                                                  |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                          |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                   |

### **School Information**

|            |                             |
|------------|-----------------------------|
| Elementary | Johnny Bright, Fee Otterson |
| Middle     | JH Picard, Bruce Smith      |
| High       | JH Picard, Harry Ainlay     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 55        |

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 7th, 2025 at 8:17pm MDT