

## \$480,900 - 24 1251 Rutherford Road, Edmonton

MLS® #E4449313

**\$480,900**

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      | \$480,900 |
| 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 | 55              |
| Zoning         | Zone 55         |
| Condo Fee      | \$431           |

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Listing information last updated on September 17th, 2025 at 4:47pm MDT