\$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 â€" 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 â€" 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

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 4

Zoning Zone 55

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