

\$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!

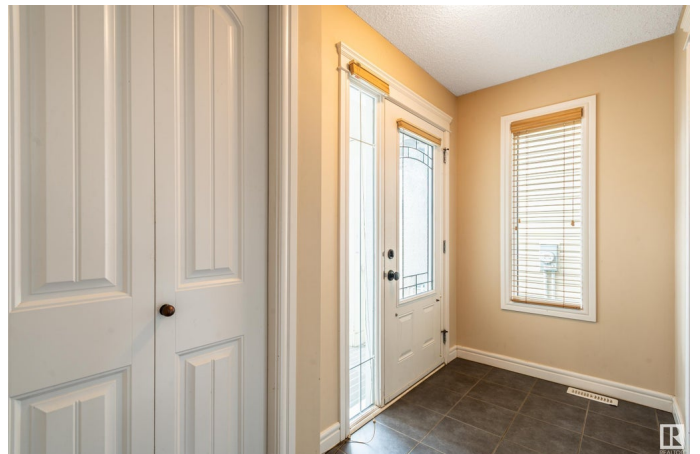
Built in 2011

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 |
|----------|-------------|

| | |
|-------------------|--|
| 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 | 9 |
| Zoning | Zone 55 |

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Listing information last updated on July 3rd, 2025 at 2:03pm MDT