

## \$749,900 - 1740 Rutherford Point(e), Edmonton

MLS® #E4435471

**\$749,900**

4 Bedroom, 3.50 Bathroom, 2,721 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Outstanding Rutherford location for your new home! HUGE pie lot with no neighbours behind; Triple attached garage and almost 4000 sq.ft. of luxurious living space inside! The main floor starts with a huge foyer with deacons bench & views of the curved open stair case & gorgeous hardwood floors. Spacious den with two way fireplace shared with the comfortable great room with soaring open to above. Dining area offers doors to the double decks & the kitchen is a dream with granite counters, island, walk-thru pantry to the mudroom , stainless steel appliances & corner windows overlooking the yard. A laundry room with sink & a half bath complete this level. The upper level offers spindle rail around the open to below, a loft area, spacious bonus room, luxurious primary suite with full ensuite with jetted tub & large walk-in closet. 2 more bedrooms & a second full bath complete the upper level. Lower level has a wet bar, family room with gas fireplace; fourthe bedroom & full bath & lots of storage!

Built in 2004

### Essential Information

MLS® # E4435471

Price \$749,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,721
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1740 Rutherford Point(e)
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1J6

### Amenities

Amenities	Bar, Deck
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Johnny Bright
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**Additional Information**

Date Listed	May 7th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	200
HOA Fees Freq.	Annually

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