

## \$535,000 - 1104 118a Street, Edmonton

MLS® #E4453357

**\$535,000**

4 Bedroom, 2.50 Bathroom, 1,800 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Live in family friendly Rutherford! This bright 4-bedroom, 3-bath 2-storey blends comfort, style & updates you'll love. Gather in the sunny living room by the cozy gas fireplace, cook with ease in the open kitchen featuring stainless appliances, quartz island, corner pantry & ample cabinetry, then step out to your deck and fully fenced, landscaped yard—perfect for BBQs & play. Upstairs, a vaulted bonus room awaits movie nights, while the spacious primary suite offers a private 4-pc ensuite. The partially finished basement adds a 4th bedroom & room to grow. Freshly updated with brand new carpet, hot water tank & new shingles (Aug 2025) & A/C for hot summer days. Walk to schools, parks & trails, with shopping, LRT & Anthony Henday minutes away. Move-in ready for your next chapter!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453357  |
| Price          | \$535,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,800     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1104 118a Street      |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0B8               |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                                              |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 3                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                         |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Slab                                                                                                                |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 16th, 2025 |
|-------------|-------------------|

Days on Market 5

Zoning Zone 55

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Listing information last updated on August 20th, 2025 at 10:03pm MDT