

## \$589,000 - 1409 114b Street, Edmonton

MLS® #E4460369

**\$589,000**

3 Bedroom, 2.50 Bathroom, 2,209 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Discover your dream home in the heart of Rutherford! This 2,208 sqft. 2-storey, built in 2009, is move-in ready and filled with upgrades for modern family living. Step inside to soaring 9'™ ceilings, rich hardwood flooring, and big windows that flood the open-concept main floor with natural light. A versatile front flex room makes the perfect office, while the gourmet kitchen with island and pantry flows seamlessly into the bright dining and cozy living room with a gas fireplace. Upstairs, you'll find a stunning vaulted bonus room, two good-sized bedrooms, and a primary suite with a walk-in closet and a luxurious 5-piece ensuite with a soaker tub and separate shower. The oversized garage offers extra space for vehicles and storage, while the basement features a drinking water filtration system, central vacuum, and a RADON Exhaust System for added peace of mind. Complete with central A/C, a beautifully landscaped yard, and a large deck for summer entertaining, this home combines style, comfort, and location

Built in 2009

### Essential Information

MLS® # E4460369

Price \$589,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,209                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1409 114b Street      |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0N2               |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Patio, See Remarks, HRV System |
| Parking   | Double Garage Attached                                                                                     |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 2                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                    |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | See Remarks        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 55           |

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Listing information last updated on October 15th, 2025 at 2:02pm MDT