

## \$649,900 - 1462 114b Street, Edmonton

MLS® #E4441138

### \$649,900

3 Bedroom, 3.5 Bathroom, 2,048 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome home, to this 3 bedroom , 3.5 bathroom custom built family home backing onto walking trails , parks , beautifully landscaped back yard gives the feeling of country living , open concept kitchen w/ island is perfect for entertaining and family get togethers , The wood floors add style and make for easy cleaning , large living area with gas fireplace, walk in pantry, S/S appliances and spacious dining area ,front entrance with high ceilings and ceramic tile is bright and welcoming. Downstairs you'll find an impressive layout , bedroom , full bathroom w/ heated floors , workout area , living room area for family fun time. Upstairs you'll find bonus room , perfect for another living room , kids play room , family movie nights, primary bedroom with walk in closet and 4 pce ensuite with large shower and bath area , the second bedroom is generous in size , along with another 3 pce bathroom, this property is the perfect family home , close to schools , transit , plenty of shopping.

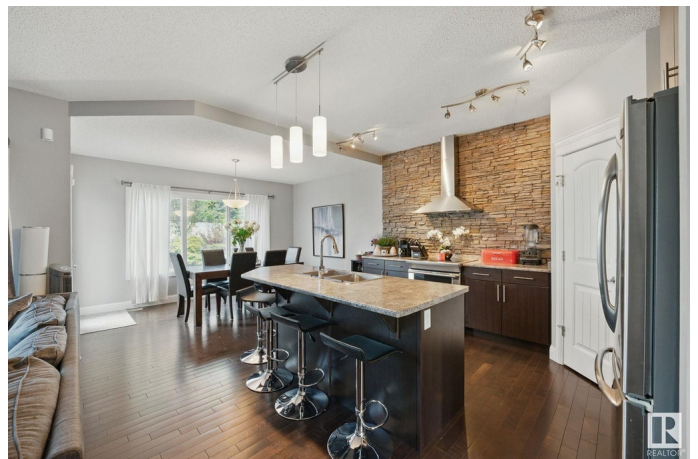
Built in 2010

### Essential Information

MLS® # E4441138

Price \$649,900

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 2,048                |
| Acres          | 0.00                 |
| Year Built     | 2010                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1462 114b Street      |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0N3               |

### Amenities

|           |                                                                                                                                                                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Exercise Room, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Secured Parking, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached, Front Drive Access                                                                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 3                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                     |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf |

Nearby, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 55        |

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Listing information last updated on June 16th, 2025 at 10:02pm MDT