

## \$658,800 - 2340 Rutherford Way, Edmonton

MLS® #E4460165

**\$658,800**

6 Bedroom, 3.5 Bathroom, 2,345 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Rutherford! Beaut F/F 2sty w/6 Bdrms, 3.5 Baths, F/F Bsmt, Dbl HTD Gar (poly flr), Full A/C & much more! Main flr: dbl Fr Dr Flex Rm (Den/DR/Bdrm w/closet), elegant Fam Rm c/w 9' ceilings & gas FP, Din area w/gdn drs to south-facing backyard. Open Kitch w/chef's islands, Eat Bar, Sleek Euro cabs, SS appls & lrg walk-thru Pantry. Upstrs: vaulted Bonus Rm, Oversized Master w/4pc Ensuite, lrg W/I closet + 3 Bdrms & 4pc main Bath. F/F Bsmt: Fam Rm w/lam, 5th Bdrm, 4pc Bath, storage & newer H.E Furnace & HWT. Priv backyard w/2-tier mnt-free TIMBERTREK deck, sprink sys & vinyl shed. Great fam comm close to amenities, bike trails, new park/ride, short walk to Johnny Bright K-9 Schl & new LRT coming soon! STOP waiting, START living!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460165  |
| Price          | \$658,800 |
| Bedrooms       | 6         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,345     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2003                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2340 Rutherford Way   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1P3               |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vaulted Ceiling |
| Parking Spaces | 4                                                                                      |
| Parking        | Double Garage Attached                                                                 |

### Interior

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

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Vinyl                                                                                                        |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Concrete, Stone, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                            |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Johnny Bright School     |
| Middle     | Louis St. Laurent School |
| High       | Johnny Bright School     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 55           |
| HOA Fees       | 150               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 15th, 2025 at 3:32am MDT