

## **\$575,000 - 1435 114a Street, Edmonton**

MLS® #E4451965

**\$575,000**

3 Bedroom, 2.50 Bathroom, 2,171 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This original-owner Sterling home is loaded with upgrades and move-in ready! From the oversized garage to upgrades like recessed lighting and built-in deacons benches, you'll appreciate the thoughtful details throughout this home. In addition to 9 ft ceilings on the main floor, you'll enjoy an open-beam design and 9 ft ceilings in the basement as well, with not a telepost in sight! The kitchen has full height upper cabinets, under-cabinet lighting and a wine fridge! The large front and back entryways are attractive and practical, with loads of built-in storage, and you'll appreciate the large main floor laundry room with pocket door. The main floor plan is open and spacious, and upstairs you'll find a large and bright bonus room and 3 comfortable bedrooms. The large primary bedroom has two walk-in closets and one of the largest ensuites you'll find! Outside you'll find a fully fenced beautifully landscaped and a cedar deck, just waiting for you to enjoy! Custom window treatments and central air as well!

Built in 2009

### **Essential Information**

MLS® # E4451965

Price \$575,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,171                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1435 114a Street      |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0N3               |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, See Remarks, 9 ft. Basement 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, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Mantel                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                  |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                               |
| Exterior Features | Fenced, Flat Site, Landscaped, No Through Road, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Lot Description   | 18.3 x 32.7                                                                                      |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                               |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Johnny Bright School    |
| Middle     | Johnny Bright School    |
| High       | Dr Anne Anderson School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 55          |

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