

Courtesy Of Nicole Bendall Of Real Broker

## \$674,900 - 1931 125 Street, Edmonton

MLS® #E4448599

**\$674,900**

5 Bedroom, 3.50 Bathroom, 2,275 sqft  
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to the beautiful community of Rutherford! Built by Kimberly Homes, this well cared for 5-level split offers space, comfort, and a prime location backing onto a walking path that leads to scenic ponds and trails. With over 3,500 sq ft of living space, this home is perfect for families and entertaining. The bright main floor features a formal dining room, a cozy breakfast nook, and a large walk-through pantry that connects to the kitchen. Just a few steps down, a spacious office offers privacy and can easily be used as a sixth bedroom! Upstairs, a bonus room with soaring 13 ft ceilings adds a grand feel and extra space for movie nights or relaxing. The partially finished basement includes 2 bedrooms and a full bathroom, ideal for teens or guests. Enjoy your morning coffee on the back deck overlooking the yard and relax on the sunny front porch in the evening. With central AC, thoughtful details, and pride of ownership throughout, this home truly stands out. Close to schools, groceries, and dining!

Built in 2006

### Essential Information

MLS® #	E4448599
Price	\$674,900
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,275
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	1931 125 Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0A1

### Amenities

Amenities	Air Conditioner, Deck, Front Porch
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Johnny Bright
Middle	Johnyy Bright
High	Dr. Anne Anderson

### Additional Information

Date Listed	July 18th, 2025
Days on Market	11
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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