

## \$499,900 - 36 1901 126 Street, Edmonton

MLS® #E4436023

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,290 sqft  
Condo / Townhouse on 0.00 Acres

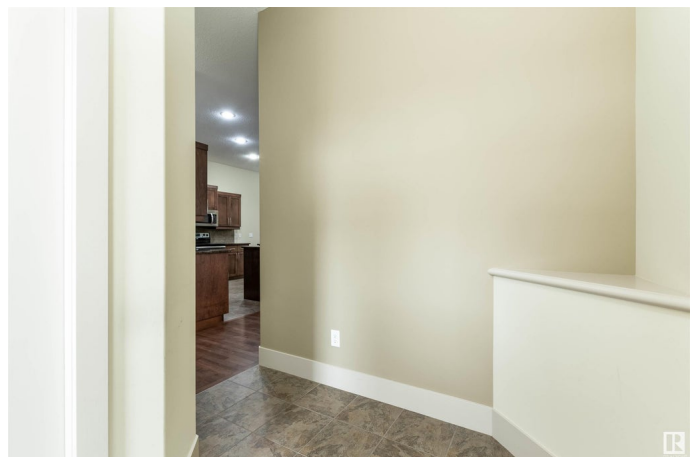
Rutherford (Edmonton), Edmonton, AB

Tucked away in a peaceful location backing onto a scenic pond and nature reserve, this beautifully designed 1,370 sq. ft. bungalow offers open-concept living with 9' ceilings on both the main floor and fully finished lower level. Stylish and thoughtfully upgraded throughout, the home features hardwood and ceramic tile flooring, maple cabinetry with granite countertops, and a raised eating bar. The luxurious primary suite includes double sinks and a relaxing soaker tub, while maple and wrought iron railings add an elegant touch. The oversized double garage is fully insulated, drywalled, and equipped with hot and cold water taps. Enjoy outdoor living on the spacious deck with a gas line hookup and tranquil views of the pond. Additional highlights include a high-efficiency furnace and hot water tank, an on-demand hot water system, and energy-efficient sun stop windows. Located in desirable Rutherford Estates, this home is ideal for those seeking upscale living with the ease of a low-maintenance lifestyle.

Built in 2008

### Essential Information

MLS® #	E4436023
Price	\$499,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,290
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	36 1901 126 Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0A5

### Amenities

Amenities	Closet Organizers, Deck, Parking-Visitor, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Flat Site, Park/Reserve, Playground Nearby, Public

	Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	\$555

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Listing information last updated on May 14th, 2025 at 5:32pm MDT