

## \$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 |
|----------|--------------------|

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 15              |
| Zoning         | Zone 55         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 1:02am MDT