PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Rutherford

A buyer's guide to daily life, homes and location.

Local orientation, places to explore and practical questions for your next viewing.



AI-generated housing illustration - not an actual Rutherford property or location.

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RE/MAX River City

Explore Rutherford

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Use this guide to plan a visit, compare the homes you see and keep track of the questions that matter to your move. Confirm changing details directly with the linked municipal, school and service providers.

Open the live Rutherford community page and current listings

Parks, practical routes and homes worth comparing.

A useful neighbourhood search starts with the way you actually live. Explore Rutherford's local parks, school considerations and Heritage Valley connections - then compare the individual homes that fit your routine.

Get outside

Start with Alexander Rutherford Park and explore the routes around the homes on your shortlist.

Check the school plan

Johnny Bright's capacity notice makes an address-specific enrolment check especially important.

Compare the full picture

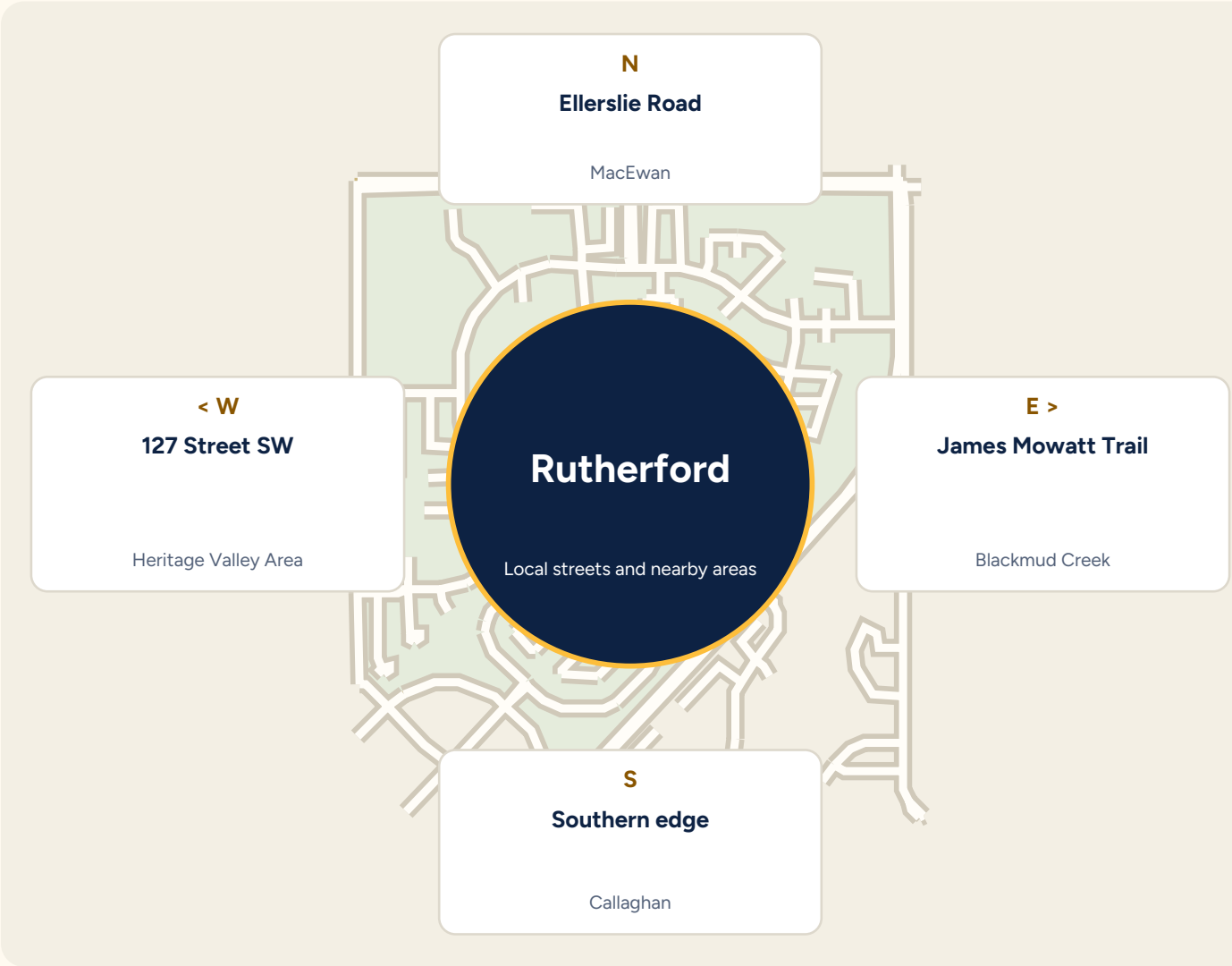
Look beyond bedroom count to parking, outdoor space, upkeep and your everyday route.

Start with your daily destinations.

Use Rutherford Road, Ellerslie Road and James Mowatt Trail as orientation points when planning a visit - not as a substitute for testing the route from a specific home.

Start with your daily destinations.

Get your bearings in Rutherford



North is up. Pale green is the neighbourhood boundary, not parkland. Cards and centre badge are orientation overlays, not pins. City roads retrieved September 26, 2026; boundary snapshot September 22. Simplified geometry - not a survey, school catchment or navigation map. Open Government Licence - Edmonton .

Make time for a local walk.



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Make a practical shortlist

Choose two or three homes, then add your workplace, regular shopping stop and school or childcare destination. A convenient location on a regional map can feel very different at the driveway.

Walk the immediate block

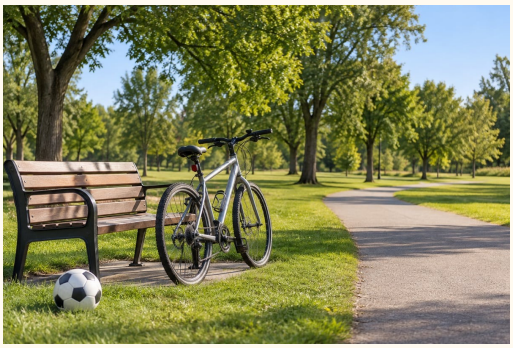
Check the actual path to a park or bus stop, crossings, driveway access and evening parking. Include both a weekday and a quieter visit if you can.

For current transit options, use ETS trip planning and service information . Route frequency and connections can change.

PARKS & COMMUNITY

Make time for a local walk.

Heritage Point Community League represents Rutherford and MacEwan. Its local park work includes Alexander Rutherford, MacEwan and Monsignor Fee Otterson playgrounds; those names are useful starting points for exploring the wider league area.



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Alexander Rutherford Park

Include the park area around 1331 Rutherford Road SW in your visit. Walk there from the home you are considering so you can judge the crossings and route for yourself.

Check the address before the offer.



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Connect with the community

Check Heritage Point's current membership, programs and events directly. League activities are a way to learn about local life; availability and participation requirements vary.

Heritage Point Community League · City of Edmonton park directory . Alexander Rutherford Park is distinct from Rutherford Park elsewhere in Edmonton.

SCHOOLS & PLANNING

Check the address before the offer.



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Johnny Bright School is at 1331 Rutherford Road SW. Its published 2026-27 notice says planned Kindergarten-Grade 9 regular-program classes are full, with specified new-resident enrolment exceptions. Ask the school how the notice applies to your address, grade and move date.

Confirm the full school pathway

Use the division's address tool, then confirm placement directly. Proximity does not guarantee admission. Ask about high school, transportation and any overflow arrangements as well as the immediate grade.

Try a normal day, not just a showing.

Plan around the real schedule

If childcare, before-and-after-school care or a particular program matters, check availability separately. Do not assume those services are included with school enrolment.

Johnny Bright School: current enrolment notice · Edmonton Public Schools address finder · Edmonton Catholic Schools directory . Johnny Bright enrolment notice rechecked September 26, 2026; confirm your individual placement with the school.

Try a normal day, not just a showing.

Heritage Valley Library, at 2873 119A Street SW, is one wider-area destination to include in your research. Check its current hours and services through Edmonton Public Library rather than assuming they fit your routine.



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Run an errand loop

Leave the candidate home and make your usual grocery, pharmacy or other regular stop. Notice the turns, parking and extra distance between errands.



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Test the journey you will repeat

Try your work route at the relevant time. For transit, compare the outbound and return journeys, walking distance to stops and transfer time. A weekend drive cannot establish a weekday commute.

Edmonton Public Library: Heritage Valley · ETS trip planning and service information . This guide does not promise a fixed commute time.

HOME COMPARISON

Buy the home that fits - not just the address.

Use the current listings on the community webpage to see what is actually available. Compare homes of similar type, size and condition before drawing conclusions from an asking price.

Your Rutherford shortlist checklist



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For a home with a yard

Look at usable outdoor space, exposure, privacy, storage and the maintenance you want to take on. During an inspection, ask about the condition and age of major systems and exterior components.



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For a condo or townhouse

Ask for the applicable property documents and a clear explanation of what any fees cover. Check parking, storage, pet rules and upkeep responsibilities for that specific property with the appropriate professionals.

A neighbourhood overview is not a property inspection, legal opinion or valuation. Michael can help organize the property questions and connect you with the right professionals.

TAKE THIS ON YOUR VISIT

Your Rutherford shortlist checklist

- Visit Alexander Rutherford Park and test the walk from your shortlisted home.
- Confirm school placement for the exact address and school year.
- Check driveway, garage, visitor parking and evening street conditions.
- Try your actual weekday commute or transit connection.
- Compare outdoor space and upkeep, not just interior square footage.
- Review recent comparable sales with Michael before deciding on an offer.

Questions worth asking before an offer.

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Does buying near Johnny Bright guarantee a place?

No. The school publishes capacity restrictions, and placement depends on the applicable division rules, address, grade and timing. Confirm directly with the school before making housing decisions around attendance.

Is Heritage Point the same as a homeowners' association?

Heritage Point describes itself as a volunteer-run community league. Do not treat league membership information as a statement about charges or obligations attached to a particular home; check those separately for the property.

Can I compare Rutherford with other south-side communities?

Yes. Keep the home type and your priorities consistent so you can make a useful comparison. Read the Chappelle guide or explore Walker as additional search options.

How do I get help narrowing down homes?

Tell Michael your timing, preferred home type and the daily destinations that matter. He can help you compare the available listings and identify the questions to resolve before an offer.

Your next steps

Your next steps

Keep your notes from Rutherford and compare each property against the same priorities. Michael can help you review current listings, comparable sales and the questions to take into a showing.

Bring these notes to your conversation

- The addresses or areas you want to compare
- Your timing and comfortable ownership budget
- The journeys, rooms and outdoor space you need
- Questions about condition, documents, fees or maintenance

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View the Rutherford webpage and available homes

About this print edition

Adapted from the published community guide on September 27, 2026. Existing source-check dates and image credits are retained; this export is not a new verification of every source. Information, availability, admission rules, fees, routes and access can change. Confirm the details for your specific property and moving date. Illustrations are identified in their captions; they are not current listings.