# \$325,000 - 1320 Rutherford Road, Edmonton

MLS® #E4442181

## \$325,000

2 Bedroom, 2.00 Bathroom, 1,134 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Bright corner unit with sun on 3 sides and one of the largest balconies in the building! This upgraded 2 bed, 2 bath home in Spirit Ridge features new vinyl plank flooring, fresh paint, updated light fixtures, kitchen/bathroom countertops, and toilets. The furnace was replaced in 2024 and all stainless steel appliances are less than 2 years old. Spacious layout with large kitchen, island, walk-in pantry, and open living/dining with gas fireplace. In-suite laundry. Primary suite has walk-through closet and 4pc ensuite; second bedroom is beside a 3pc bath. Tandem heated underground stall (#5) fits 2 vehicles with storage. Building offers a gym, guest suite, car wash, party room, and visitor parking. Pet-friendly (board approval). Condo fees include heat, water, and sewer. Across from future skating rink, green space with walking trails, and steps to park, school, shopping, and transit. Quick access to Ellerslie, Henday, and the airport. Visit Realtor's site for photos, video, and floor plans.

Built in 2006

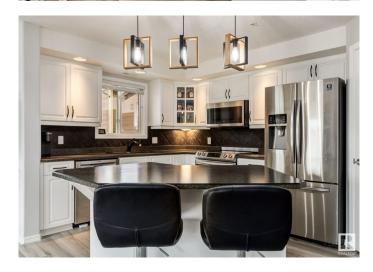
### **Essential Information**

MLS® # E4442181 Price \$325,000

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,134 Acres 0.00 Year Built 2006

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 1320 Rutherford Road

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0B6

## **Amenities**

Amenities Car Wash, Deck, Exercise Room, No Animal Home, No Smoking Home,

Parking-Visitor, Party Room, Vinyl Windows, See Remarks, Storage

Cage, Natural Gas BBQ Hookup

Parking Underground

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

# of Stories 4
Stories 1
Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 13th, 2025

Days on Market 2

Zoning Zone 55

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$623

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