

## \$394,900 - 10 903 Rutherford Road, Edmonton

MLS® #E4447179

**\$394,900**

2 Bedroom, 2.50 Bathroom, 1,570 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Nestled in one of the best neighborhoods. Convenient location close to K-9 Johnny Bright school, shopping centre, banks, groceries, restaurants, medical, dental clinics, golf course, quick access to Anthony Henday, QE 2 highway and airport. This beautifully blended Ventana Woods Townhouse has total living space of 1876 Sq ft, 2 ensuite bedrooms, convenient laundry with floor drain on the upper level. Large living room with 9' ceiling on the main floor, lots of air and sunshine, hardwood floor, half bathroom, Island bar in the kitchen, chef corner pantry and back splash tile., lovely dining room beside the window to look over pond across the street. Back door to the Porch, barbecue gas hook up and water pipe to enjoy evening life. Double attached garage, stairs to huge deck at the front entry, recreational room at basement level. Wait don't forget, central air conditioning to chill in the summer time.

Built in 2003

### Essential Information

MLS® #	E4447179
Price	\$394,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,570
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10 903 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1N9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Parking-Visitor
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Johnny Bright
Middle	Johnny Bright

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$413

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Listing information last updated on July 12th, 2025 at 12:02pm MDT