

## \$249,900 - 105 1320 Rutherford Road, Edmonton

MLS® #E4443988

**\$249,900**

2 Bedroom, 1.00 Bathroom, 984 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 984 sq ft condo featuring 1 bedroom plus a spacious den (13.71' x 9.97') that's currently being used as a second bedroom—perfect for guests or a home office! Freshly painted throughout and featuring rich maple hardwood flooring, this unit offers warmth, style, and comfort. The open-concept living area includes a cozy gas fireplace, perfect for relaxing evenings. You'll also appreciate the brand new washer and dryer for added convenience. Located in a well-managed building with fantastic amenities including heated underground parking, a car wash bay, party room, and guest suite—everything you need is right at your fingertips. Enjoy quick access to the Anthony Henday and a wide range of nearby shopping, restaurants, and other amenities. This condo offers a perfect combination of comfort, convenience, and value—don't miss your chance to call it home!

Built in 2006

### Essential Information

MLS® #	E4443988
Price	\$249,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	984
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	105 1320 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B6

### **Amenities**

Amenities	Deck, Exercise Room, Intercom, Secured Parking, Security Door, See Remarks, Storage Cage
Parking	Heated, Parkade, Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	18
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$530

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