

## \$345,000 - 31 1816 Rutherford Road, Edmonton

MLS® #E4452869

**\$345,000**

2 Bedroom, 2.50 Bathroom, 1,342 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Come check out this double master suite end unit townhouse in the desirable and convenient neighbourhood of Rutherford, Southwest Edmonton. This property features a double attached garage and is conveniently located just around the corner from both a shopping center and schools. The lower level is the double attached garage, large storage area and mechanical room. Main floor boasts an open floor plan with a spacious kitchen featuring large windows, U-shaped design kitchen which allows for plenty of counter space for cooking and baking and ample cabinets for storage. The dining room is between the kitchen and the huge sun-soaked living room. From the living room are large windows and patio doors that lead to a balcony with street views. Upstairs offers 2 large master bedrooms with 4pc ensuites each. A laundry room completes the upper floor. Don't miss this clean and well maintained home!

Built in 2014

### Essential Information

MLS® #	E4452869
Price	\$345,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,342
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	31 1816 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K6

### Amenities

Amenities	Closet Organizers, No Smoking Home, Parking-Visitor, Patio
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 14th, 2025  
Days on Market                1  
Zoning                              Zone 55  
Condo Fee                        \$242

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