

# **\$162,900 - 320 1320 Rutherford Road, Edmonton**

MLS® #E4457623

**\$162,900**

1 Bedroom, 1.00 Bathroom, 710 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

**BRIGHT EXECUTIVE 1-BEDROOM CONDO IN RUTHERFORD**, Beautifully maintained condo in sought-after Spirit Ridge. This west-facing suite overlooks a quiet residential area & is filled with natural light and features maple cabinetry, a huge pantry, ceramic-surround corner gas fireplace, and central A/C. The spacious primary bedroom with dual closets and access to a high-end bath with door to the hallway. Extras: central vac, in-suite laundry with storage, and plenty of visitor parking. New furnace and A/C (2019). Amenities include heated underground parking with storage, guest suite, car wash, fitness and meeting rooms, and garbage chutes. Building upgrades include refreshed common areas with new carpet and paint (2024). Quiet neighbours, lots of storage, and an excellent location with walking paths, easy access to the Henday, public transit, and the airport. A smart value in one of southwest Edmonton's most desirable communities. Small pets allowed with board approval - 16" height & 22 lb max. Welcome home!

Built in 2006

## **Essential Information**

MLS® # E4457623

Price \$162,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	710
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	320 1320 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B6

### Amenities

Amenities	Off Street Parking, Air Conditioner, Car Wash, Exercise Room, Guest Suite, Security Door, Social Rooms, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 12th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$393

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