# \$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 guiet 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!

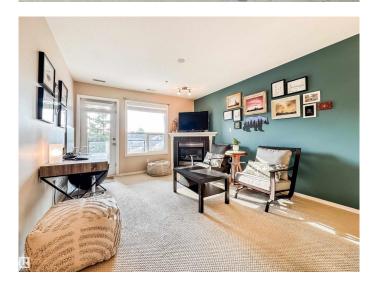
Built in 2006

#### **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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 13th, 2025 at 4:02pm MDT