

# **\$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 | 4                    |
| 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 16th, 2025 at 3:02am MDT