

## **\$325,000 - 222 1320 Rutherford Road, Edmonton**

MLS® #E4442181

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Bright corner unit with sun on 3 sides and one of the largest balconies in the building! This upgraded 2 bed, 2 bath home in Spirit Ridge features new vinyl plank flooring, fresh paint, updated light fixtures, kitchen/bathroom countertops, and toilets. The furnace was replaced in 2024 and all stainless steel appliances are less than 2 years old. Spacious layout with large kitchen, island, walk-in pantry, and open living/dining with gas fireplace. In-suite laundry. Primary suite has walk-through closet and 4pc ensuite; second bedroom is beside a 3pc bath. Tandem heated underground stall (#5) fits 2 vehicles with storage. Building offers a gym, guest suite, car wash, party room, and visitor parking. Pet-friendly (board approval). Condo fees include heat, water, and sewer. Across from future skating rink, green space with walking trails, and steps to park, school, shopping, and transit. Quick access to Ellerslie, Henday, and the airport. Visit Realtor's site for photos, video, and floor plans.

Built in 2006

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4442181  |
| Price    | \$325,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,134                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 222 1320 Rutherford Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0B6                  |

### Amenities

|           |                                                                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Car Wash, Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                                                                   |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Mantel                                                                             |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Stone, Stucco                                                    |
| Foundation        | Concrete Perimeter                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 55         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$623           |

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Listing information last updated on June 28th, 2025 at 4:32am MDT