

## \$294,900 - 221 1320 Rutherford Road, Edmonton

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MLS® #E4439991

**\$294,900**

2 Bedroom, 2.00 Bathroom, 1,150 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This is an exceptional 2 bedroom, 2 full bathroom condo with 2-car tandem underground parking w/storage cage in the desirable "Spirit Ridge at Rutherford" a meticulously maintained, 18+ pet-friendly building. This open-concept home offers style and functionality, featuring a spacious kitchen with ample storage, and newer quartz island. The large primary suite includes double closets, a 4-piece ensuite, and elegant French doors leading to a large wrap around balcony. The second bedroom is located on opposite the side of the living area is equally impressive with a custom built-in desk and Murphy bed, ideal as a guest room or home office. A full 3-piece bathroom is conveniently located nearby. The inviting living room showcases a cozy corner gas fireplace, oversized windows with custom blinds, and access to a large wrap around balcony, offering a serene, private treed view. Additional features include in-suite laundry with generous storage area, car wash, social room, exercise room and much more.



Built in 2006

### Essential Information

MLS® # E4439991

Price \$294,900

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	221 1320 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B6

### Amenities

Amenities	Car Wash, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room
Parking Spaces	2
Parking	Heated, Parkade, Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, 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, Stucco
Exterior Features	Airport Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	10
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$589

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