

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

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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