

## \$249,900 - 105 1320 Rutherford Road, Edmonton

MLS® #E4443988

**\$249,900**

2 Bedroom, 1.00 Bathroom, 984 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 984 sq ft condo featuring 1 bedroom plus a spacious den (13.71' x 9.97') that's currently being used as a second bedroom—perfect for guests or a home office! Freshly painted throughout and featuring rich maple hardwood flooring, this unit offers warmth, style, and comfort. The open-concept living area includes a cozy gas fireplace, perfect for relaxing evenings. You'll also appreciate the brand new washer and dryer for added convenience. Located in a well-managed building with fantastic amenities including heated underground parking, a car wash bay, party room, and guest suite—everything you need is right at your fingertips. Enjoy quick access to the Anthony Henday and a wide range of nearby shopping, restaurants, and other amenities. This condo offers a perfect combination of comfort, convenience, and value—don't miss your chance to call it home!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443988  |
| Price     | \$249,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 984                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 105 1320 Rutherford Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0B6                  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Exercise Room, Intercom, Secured Parking, Security Door, See Remarks, Storage Cage |
| Parking   | Heated, Parkade, Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 55         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$530           |

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Listing information last updated on July 7th, 2025 at 10:17pm MDT