

## \$259,000 - 303 1320 Rutherford Road, Edmonton

MLS® #E4448560

**\$259,000**

2 Bedroom, 2.00 Bathroom, 973 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Spirit Ridge! This impeccably maintained 18+ building in the heart of Rutherford offers a perfect blend of comfort + community-focused amenities. Step inside this 2-bed, 2-bath condo to find a bright, open-concept layout ideal for both daily living + entertaining. The kitchen boasts maple cabinetry, ample counter space, and an island with seatingâ€”making it the heart of the home. The cozy living room features a gas fireplace and the east-facing balcony is perfect for enjoying peaceful mornings and shaded summer afternoons. The unit has seen thoughtful updates, including fresh paint, new plush carpet in the bedrooms, and a built-in California Closet system in the primary bedroom. Youâ€™ll also find in-suite laundry, central vac system, AC, and excellent proximity to the Henday, making commuting a breeze. Building highlights: underground parking, fitness room, car wash, garbage chutes on every floor, social room available to reserve for special events and a rentable guest suite!

Built in 2006

### Essential Information

MLS® # E4448560

Price \$259,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 973                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 303 1320 Rutherford Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0B6                  |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | See Remarks                  |
| Parking   | Heated, Parkade, Underground |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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 | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stone, Stucco |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 18th, 2025  
Days on Market                15  
Zoning                            Zone 55  
HOA Fees                        50  
HOA Fees Freq.                Annually  
Condo Fee                       \$535

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