

\$300,000 - 402 1320 Rutherford Road, Edmonton

MLS® #E4455962

\$300,000

2 Bedroom, 2.00 Bathroom, 995 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Top-floor living in SW Edmonton at Spirit Ridge in Rutherford. Visit the REALTOR®'s website for more details. This bright & spacious condo has 2-bedrooms, 2-bathrooms, an open concept floor-plan, a large balcony, & extra parking! The kitchen is welcoming & features an island, stainless steel appliances & upgraded lighting. The balcony is BBQ ready for warm days, but on cold days you can get cozy in the living room with the gas fireplace. The primary suite has a walk-through closet to ensuite bathroom plus there is a tandem double parking stall in the heated underground parkade. Being on the top floor of a quiet building with an elevator and in-suite laundry is everything you need & low maintenance living will give you time to explore the great parks and paths of Rutherford. Spirit Ridge is a quiet, 18+ adult living condo building that is well maintained, professionally managed & pet friendly. There is a fitness room, social room, & rentable guest suite. Pets require board approval.

Built in 2006

Essential Information

MLS® # E4455962

Price \$300,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	995
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	402 1320 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B6

Amenities

Amenities	Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio, Storage Cage
Parking Spaces	2
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, 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	Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	46
Zoning	Zone 55
Condo Fee	\$540

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