

## \$325,000 - 222 1320 Rutherford Road, Edmonton

MLS® #E4442181

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Bright corner unit with sun on 3 sides and one of the largest balconies in the building! This upgraded 2 bed, 2 bath home in Spirit Ridge features new vinyl plank flooring, fresh paint, updated light fixtures, kitchen/bathroom countertops, and toilets. The furnace was replaced in 2024 and all stainless steel appliances are less than 2 years old. Spacious layout with large kitchen, island, walk-in pantry, and open living/dining with gas fireplace. In-suite laundry. Primary suite has walk-through closet and 4pc ensuite; second bedroom is beside a 3pc bath. Tandem heated underground stall (#5) fits 2 vehicles with storage. Building offers a gym, guest suite, car wash, party room, and visitor parking. Pet-friendly (board approval). Condo fees include heat, water, and sewer. Across from future skating rink, green space with walking trails, and steps to park, school, shopping, and transit. Quick access to Ellerslie, Henday, and the airport. Visit Realtorâ€™s site for photos, video, and floor plans.

Built in 2006

### Essential Information

MLS® # E4442181

Price \$325,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	222 1320 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B6

### Amenities

Amenities	Car Wash, Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
----------	---------------------

Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	12
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$623

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 25th, 2025 at 11:02am MDT