

\$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 5
Zoning Zone 55
HOA Fees 50
HOA Fees Freq. Annually
Condo Fee \$535

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