

## \$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                1  
Zoning                              Zone 55  
HOA Fees                         50  
HOA Fees Freq.                Annually  
Condo Fee                        \$535

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Listing information last updated on July 19th, 2025 at 1:17pm MDT