

## \$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 | 11                  |
| Zoning         | Zone 55             |
| Condo Fee      | \$540               |

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Listing information last updated on September 15th, 2025 at 4:02pm MDT