

# **\$249,900 - 418 1820 Rutherford Road, Edmonton**

MLS® #E4432039

**\$249,900**

2 Bedroom, 2.00 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to your new Southside home with views to Downtown Edmonton. TOP FLOOR 2 bedroom and 2 full bathroom overlooking the School, Field and park in the Crossroads of Rutherford. This condo checks all the boxes! Bright, light and inviting and full of designer upgrades. Open concept kitchen complete with large island, an abundance of cabinets and storage options, stylish black quartz countertops, stainless steel appliances and trendy backsplash. Spacious living room with large windows and natural light. Vinyl plank throughout. Primary suite is spectacular with full ensuite and extra large closet. Perfect balcony space for summer nights. Additional bedroom, full bathroom and storage/laundry completes this home. One titled underground heated parking stall. Well managed complex with easy access to Anthony Henday, public transit and numerous amenities.

Built in 2013

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4432039  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 923       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2013                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 418 1820 Rutherford Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 2K6                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Car Wash, Ceiling 9 ft., Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, No Through Road, Playground Nearby, Public Transportation, Schools, View City, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 55          |
| Condo Fee      | \$469            |

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 May 7th, 2025 at 10:32pm MDT