

## \$179,900 - 1818 Rutherford Road, Edmonton

MLS® #E4438979

**\$179,900**

2 Bedroom, 1.00 Bathroom, 669 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Potential to turn this 1 bedroom plus den (with window) into a 2 bedroom! The unit features a west facing balcony to soak up the sun! Laminate floors shine in this freshly painted home. The den is highlighted with a slatted feature wall and built in desk that faces the large window that lets the sun shine in. Excellent layout for a home office or maybe an opportunity to make this a 2nd bedroom. The kitchen features abundant counter space, eating bar and is nicely appointed with stainless steel appliances that are in like new condition. In suite laundry features a stackable washer dryer plus some storage space. The parking is setup very conveniently and includes a titled underground parking stall (179) that is next to the elevator and the unit's suite door is steps away from the elevator as well. Makes it very easy to haul your groceries in. The underground parking also has a car wash! Ample visitor parking in the complex. All of this in the popular southwest neighbourhood of Rutherford.

Built in 2017

### Essential Information

MLS® # E4438979

Price \$179,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	669
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1818 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K6

### Amenities

Amenities	Car Wash, Intercom, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows
Parking Spaces	1
Parking	Heated, Single Indoor, Underground

### Interior

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	Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 26th, 2025  
Days on Market                20  
Zoning                              Zone 55  
Condo Fee                        \$360

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