

## \$245,000 - 354 1818 Rutherford Road, Edmonton

MLS® #E4431706

**\$245,000**

2 Bedroom, 2.00 Bathroom, 975 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Discover modern living at its finest in the heart of Rutherford!! This beautifully designed condo offers a seamless blend of style and practicality, featuring an open-concept layout with a spacious living room, dining area, and a contemporary kitchen equipped with stainless steel appliances and an island breakfast bar. The primary bedroom boasts an ensuite and walk-in closet, complemented by an additional bedroom and full bathroom. Enjoy the convenience of in-suite laundry, titled underground parking, and the luxury of your private balcony. Perfectly located near shopping, schools, parks, and major routes like Anthony Henday and Calgary Trail, this home ensures easy access to all amenities. Its well-maintained building offers visitor parking, professional management, and more. This move-in-ready condo has it all. Connect with me today to schedule a viewing and make this exceptional home yours!

Built in 2019

### Essential Information

MLS® #	E4431706
Price	\$245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	975
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	354 1818 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K6

### Amenities

Amenities	Car Wash, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door
Parking Spaces	1
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Monsignor Fee Otterson

**Additional Information**

Date Listed                      April 18th, 2025

Days on Market                1

Zoning                            Zone 55

Condo Fee                        \$445

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