

## \$205,000 - N/A, Edmonton

MLS® #E4449946

**\$205,000**

2 Bedroom, 1.50 Bathroom, 784 sqft

Condo / Townhouse on 0.00 Acres

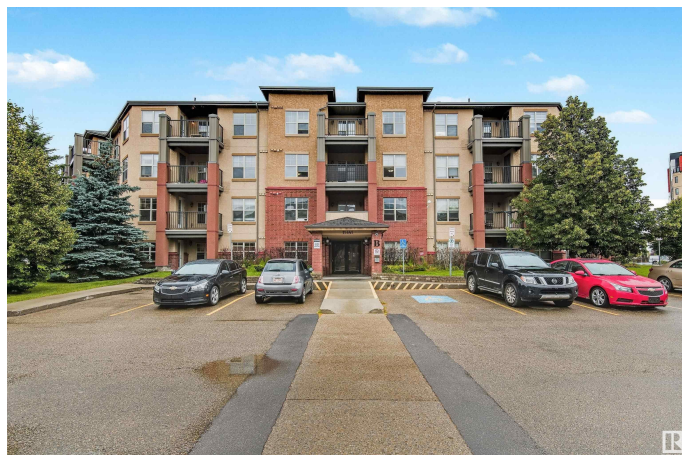
Rutherford (Edmonton), Edmonton, AB

Renovations complete. Buyer friendly pricing. New flooring, updated walls, new paint. Lovely spacious 2 bedroom, 2 bathroom suite facing west & north. The covered balcony with natural gas line is a convenient and useful outdoors space protected from the rain. Park in the warmth of the underground parkade where the stall is two spots from elevators. There is also a separate storage cage in room AA6 on parkade level. Rutherford Village puts you an easy walk to many retail & service offices and rapid transportation locations. Move in during the warm summer months. This home is clean, neat & ready. No age restriction and pets are allowed with board approval

Built in 2005

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4449946          |
| Price          | \$205,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 784               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | N/A                   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1S9               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Detectors Smoke, Intercom, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, Parking-Visitor, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Parkade   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Johnny Bright/LeeOtterson |
| Middle     | Johnny Bright/LeeOtterson |
| High       | Anne Anderson/McCaffery   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 55         |
| Condo Fee      | \$540           |

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Listing information last updated on July 29th, 2025 at 12:47am MDT