

\$225,000 - 103 1320 Rutherford Road, Edmonton

MLS® #E4456474

\$225,000

2 Bedroom, 2.00 Bathroom, 972 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Spirit Ridge in Rutherford, where lifestyle and convenience come together in this impressive 18+ community. The building amenities are truly exceptional, featuring a spacious party room, a well-equipped exercise room, a guest suite for visiting family and friends, and heated underground parking. This ground floor corner unit offers 2 bedrooms and 2 bathrooms with an open floor plan designed for both comfort and entertaining. The living room is anchored by a cozy corner fireplace, while the large private terrace is tucked away and perfect for relaxing outdoors. The primary suite features its own ensuite, and the second bedroom and bath provide excellent flexibility for guests or home office space. Set in the heart of Rutherford, youâ€™ll love being surrounded by tree-lined streets, scenic walking trails, and the timeless style that makes this community so sought-after. Spirit Ridge is a stand-alone building that offers peace and privacy with the convenience of South Edmonton living.

Built in 2006

Essential Information

MLS® #	E4456474
Price	\$225,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	103 1320 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B6

Amenities

Amenities	Exercise Room, Guest Suite, Party Room, Secured Parking, Storage Cage
Parking	Heated, Parkade, Underground

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed September 5th, 2025
Days on Market 3
Zoning Zone 55
HOA Fees 50
HOA Fees Freq. Annually
Condo Fee \$535

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