

## \$199,000 - 327 1820 Rutherford Road, Edmonton

MLS® #E4424464

**\$199,000**

2 Bedroom, 1.00 Bathroom, 748 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This immaculate two bedroom unit envelops you in tranquility, drenched in abundant natural light from its desirable south-facing orientation. When you step in, you will find a closet, 4pc bathroom and laundry room with additional storage for your essentials on right side. The kitchen at left has a thoughtful and well crafted layout, boasting ample cabinets, quartz countertops, and stainless-steel appliances. Entertain guests effortlessly around the chic eating bar, or spread out to the dining area. South facing living room and two bedrooms bring tons of lights. Enjoy the sun. Step onto the expansive balcony that has space to grill and relax. Embrace the luxury of underground parking, additional caged storage, onsite carwash, fast elevators and a pet friendly condo board. Super convenient to all amenities, Great starter home or add in your investment portfolio. Don't miss it!

Built in 2014

### Essential Information

MLS® #	E4424464
Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	748



Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	327 1820 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K6

### Amenities

Amenities	See Remarks
Parking	Heated, Underground, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	EPDM Membrane
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 6th, 2025
Days on Market	7

Zoning	Zone 55
Condo Fee	\$397

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