

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

MLS® #E4431706

**\$245,000**

2 Bedroom, 2.00 Bathroom, 896 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. 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 | 896       |



|            |                        |
|------------|------------------------|
| 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        25  
Zoning                      Zone 55  
Condo Fee                \$445

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