

## \$348,000 - 46 1816 Rutherford Road, Edmonton

MLS® #E4444796

**\$348,000**

3 Bedroom, 2.50 Bathroom, 1,325 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this WELL-MAINTAINED DOUBLE ATTACHED GARAGE TOWNHOUSE in the prestigious community of RUTHERFORD, LOW MAINTENANCE FEE with easy access to Calgary trail/Anthony Henday, close to parks, schools, shopping centers, and public transportation. The lower level is a flex area that could be a den or gym. Main level features an open concept floor plan. The good size kitchen with a Special cabinet pantry. The lovely living room and dining room is south-facing with lots of sunshine during the day. upper level have three good size bedrooms, located on the second floor. The spacious owner's suite features a walk-in closet and 4 pc ensuite. The property features extra long double garage, easily fit in truck. It is time to make it YOUR SWEET HOME.

Built in 2013

### Essential Information

MLS® #	E4444796
Price	\$348,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	0.00



Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	46 1816 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 27th, 2025
Days on Market	58
Zoning	Zone 55

Condo Fee                    \$242

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