

## \$394,900 - 10 903 Rutherford Road, Edmonton

MLS® #E4447179

**\$394,900**

2 Bedroom, 2.50 Bathroom, 1,570 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Nestled in one of the best neighborhoods. Convenient location close to K-9 Johnny Bright school, shopping centre, banks, groceries, restaurants, medical, dental clinics, golf course, quick access to Anthony Henday, QE 2 highway and airport. This beautifully blended Ventana Woods Townhouse has total living space of 1876 Sq ft, 2 ensuite bedrooms, convenient laundry with floor drain on the upper level. Large living room with 9' ceiling on the main floor, lots of air and sunshine, hardwood floor, half bathroom, Island bar in the kitchen, chef corner pantry and back splash tile., lovely dining room beside the window to look over pond across the street. Back door to the Porch, barbecue gas hook up and water pipe to enjoy evening life. Double attached garage, stairs to huge deck at the front entry, recreational room at basement level. Wait don't forget, central air conditioning to chill in the summer time.

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447179  |
| Price      | \$394,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,570             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10 903 Rutherford Road |
| Area        | Edmonton               |
| Subdivision | Rutherford (Edmonton)  |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 1N9                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Parking-Visitor |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### School Information

|            |               |
|------------|---------------|
| Elementary | Johnny Bright |
| Middle     | Johnny Bright |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 55         |
| Condo Fee      | \$413           |

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Listing information last updated on July 12th, 2025 at 7:02am MDT