

\$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.

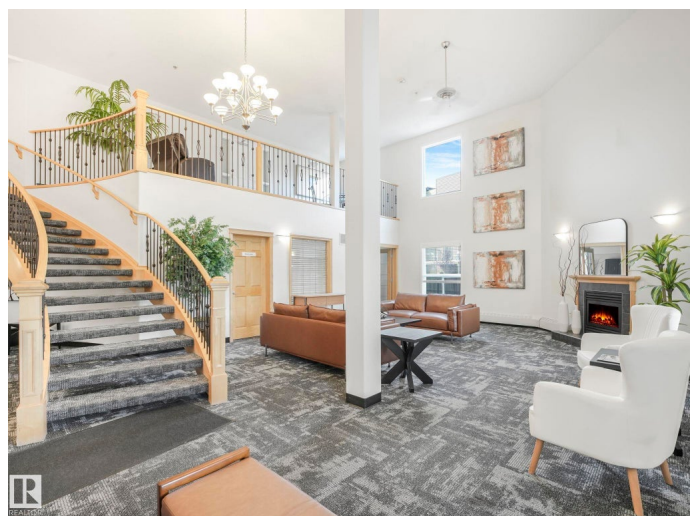
Built in 2006

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 5
Zoning Zone 55
HOA Fees 50
HOA Fees Freq. Annually
Condo Fee \$535

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Listing information last updated on September 10th, 2025 at 4:32pm MDT