



Edmonton

Rutherford (Edmonton)

LP: \$172,500

#120 1820 RUTHERFORD RD SW

T6W 2K6

SP:

M

Listing ID # E4498150

Building Type Lowrise Apartment

Style Single Level Apartment

Year Built 2014

Full Baths 1

Half Baths 0

Total Baths 1.0

Sold Date

Bedrooms Above 1

Bedrooms Total 1

Basement None

Basement Dev No Basement

Tot Flr AG SqM 64.79

ACTIVE

URL-Virtual Tour URL-Brochure Tot Flr AG SqFt 697.40

GREENSPACE views and private! This ground floor unit, offering 1 bedroom PLUS DEN is ideal for first time home buyers and investors. Functional open concept layout, kitchen with all stainless steel appliances, peninsula with overhang and a side pantry. DEN tucked away – separated from bedroom and living room. Spacious primary with walk-in closet. Boasting 9 ft ceilings, big windows for great natural sunlight, stay nice and cool with north exposure unit. INSUITE laundry and TITLED UNDERGROUND heated parking with storage cage. RECENT UPGRADES: stacker washer/dryer (2025) and NO CARPET. Walking distance to school, public transportation, many shops and amenities. Tucked away in the neighbourhood, so it's nice and quiet with quick access to major commutes: HWY2, Anthony Henday – only a 15 min drive to Edmonton International Airport.

Directions

Living Room	3.62x3.28	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.46x2.18	M	Bedroom 4	1	4	M	No	Main		
Kitchen	5.51x4.78	M		2				Upper		
Family Room				3				Above Grd		
Den	2.49x2.36	M		4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	3.61x3.32	M		6				Tot Flr AG	64.79	697.40
Bedroom 2				7				# Finished	1	

Heat Source Natural Gas

Heat Type Baseboard

Foundation Concrete

Roof Type Tar & Gravel

Exterior Vinyl

Flooring Laminate Flooring, Linoleum

Features Ceiling 9 ft., Parking-Visitor, Patio, Storage Cage

Construction Wood Frame

Basement None / No Basement

Separate Ent

2nd Suite

Garage Suite

Garden Suite

Lot Shape

Lot Size SqM

Zoning

Tax Amount \$1,520.86 / 2025

Conform Type

Conform Year

Goods Incl Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

Goods Excl

Permit By Seller Permit Permit Front Exposure South x

Warranty

Fireplace No

FP Fuel

FP Type

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Site Features Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Parking Underground

Road Access Paved	Park Encl/Tot 1 / 1	Garage Dim
Condo Name Crossroads of Rutherford	Floor Location Ground	Floor# 1
Condo Fee \$360.50 Fee Schedule Monthly	#Floors in Build 4	Elevator Yes
Fee Includes Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer	Balcony/Terrace Yes	Min Age
	Titled Storage No	
	Parking Type Titled	
	Unit Exposure N	