

# \$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                3  
Zoning                              Zone 55  
HOA Fees                         50  
HOA Fees Freq.                Annually  
Condo Fee                        \$535

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Listing information last updated on September 8th, 2025 at 2:32am MDT