

## \$320,000 - 64 1816 Rutherford Road, Edmonton

MLS® #E4452848

### \$320,000

3 Bedroom, 2.50 Bathroom, 1,362 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Located in the heart of Rutherford. Visit the REALTOR®'s website for more details. This townhouse offers the ideal combination of comfort and convenience. Step inside to discover a bright, open layout that's been thoughtfully designed. With main floor laundry, plus seamless access between the living, dining, and kitchen areas - perfect for both relaxing evenings and hosting friends. Upstairs, you'll find 3 bedrooms. The primary suite offers the perfect retreat at the end of the day. Central A/C, keeps you cool & comfortable during the summer months, while the double attached garage provides secure parking & extra storage year-round. This is a sought-after, family-friendly neighbourhood known for its parks, pathways, & community feel. Minutes away from schools, shopping, groceries, restaurants, & major routes like Anthony Henday which making commuting & weekend adventures a breeze. Whether you're a first-time buyer, a growing family, or looking to downsize without compromise, this could be for you!

Built in 2014

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4452848  |
| Price  | \$320,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,362             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 64 1816 Rutherford Road |
| Area        | Edmonton                |
| Subdivision | Rutherford (Edmonton)   |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2K6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                          |
| Stories           | 3                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | None, No Basement                                                                                                                                                  |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Schools, |

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

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Johnny Bright School     |
| Middle     | Johnny Bright School     |
| High       | Dr. Anne Anderson School |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 55           |
| Condo Fee      | \$242             |

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Listing information last updated on September 14th, 2025 at 3:17am MDT