

# \$330,000 - 79 1816 Rutherford Road, Edmonton

MLS® #E4453964

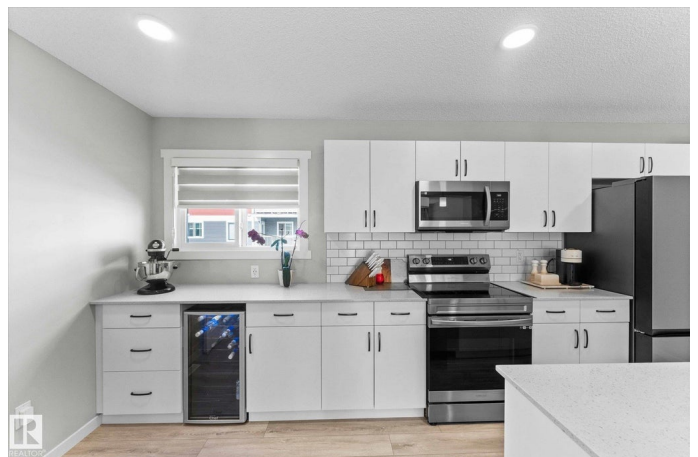
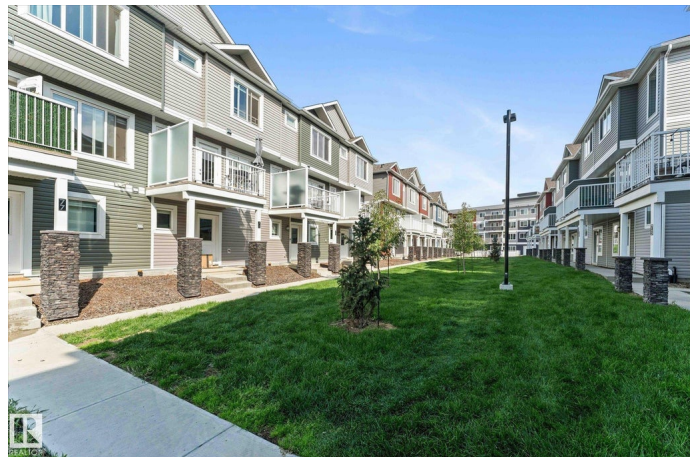
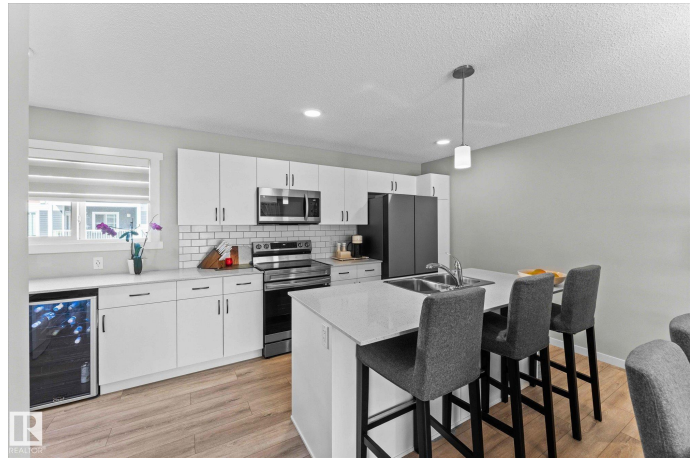
**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,370 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

\*\*\* Is This Rutherford's Best Deal? \*\*\*

Tired of doors closing on your search for an affordable Southside home, Dear Buyer? Here's one that even includes water in your condo fee! But that's just the start (this one checks boxes others can't): STUNNING 2022 modern design: Kitchen boasts crisp white cabinets, sleek countertops, stainless appliances & even a mini cooler! Open, bright, perfect for quiet nights or lively gatherings. Convenient 2pc bath for guests. Best part? LOTS of storage + spacious laundry room + water softener because efficiency & comfort matter! THREE spacious bdrms offer flexibility for kids/office/guests. TWO full baths including private ensuite in BIG primary (king fits!) No sharing here! DOUBLE attached garage keep BOTH cars warm & secure (racks included). Enjoy Rutherford's charm: Walking trails. Green spaces. Schools nearby. Only minutes to shopping/dining favorites. Fast commutes downtown/airport/anywhere you need to be! Bonus: pets welcome w/approval! Why settle for less?



Built in 2022

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4453964  |
| Price  | \$330,000 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,370             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 79 1816 Rutherford Road |
| Area        | Edmonton                |
| Subdivision | Rutherford (Edmonton)   |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2K6                 |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, Parking-Visitor, Secured Parking, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached, See Remarks                                                              |

### Interior

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

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                    |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 55           |
| Condo Fee      | \$242             |

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Listing information last updated on August 29th, 2025 at 11:18am MDT