

## \$185,000 - 243 1818 Rutherford Road, Edmonton

MLS® #E4430541

**\$185,000**

1 Bedroom, 1.00 Bathroom, 669 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Opportunity to make a 2 bedroom from this one bedroom plus den unit that features a west facing balcony to bathe in the sun! Laminate floors gleam in this freshly painted home. The den is highlighted with a slatted feature wall and built in desk that faces the large window that lets the sun shine in. Excellent layout for a home office or maybe an opportunity to make this a 2nd bedroom. The kitchen features abundant counter space, eating bar and is nicely appointed with stainless steel appliances that are in like new condition. In suite laundry features a stackable washer dryer plus some storage space. The parking is setup very conveniently and includes a titled underground parking stall (179) that is next to the elevator and the unit's suite door is steps away from the elevator as well. Makes it very easy to haul your groceries in. The underground parking also has a car wash! Ample visitor parking in the complex. All of this in the popular southwest neighbourhood of Rutherford.

Built in 2017

### Essential Information

MLS® # E4430541

Price \$185,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 669                    |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 243 1818 Rutherford Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 2K6                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Car Wash, Intercom, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Heated, Single Indoor, Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane  |
| Construction      | Wood, Stone, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 11th, 2025  
Days on Market                32  
Zoning                              Zone 55  
Condo Fee                        \$360

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