# \$397,500 - 25 903 Rutherford Road, Edmonton

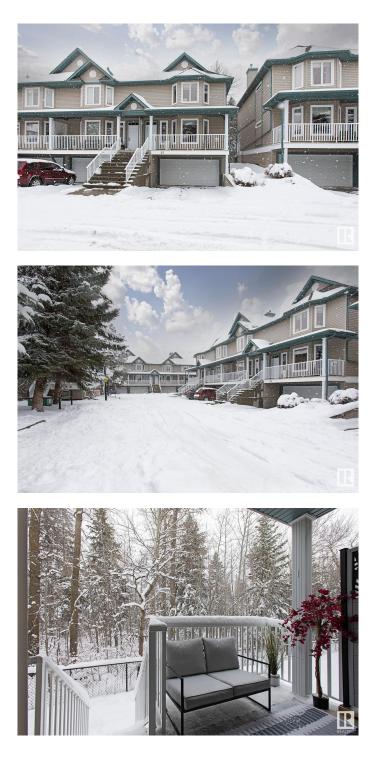
MLS® #E4428555

### \$397,500

2 Bedroom, 2.50 Bathroom, 1,705 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

**BACKING ONTO NATURE RESERVE - it** does not get better than this! Don't look any further, this END-UNIT is a gorgeous 1,705 SqFt 2-Storey Townhouse with a Double Attached Garage & Finished Basement. In immaculate condition & with many Extensive & Recent UPGRADES, you can enjoy living at it's finest. NEW Furnace; NEW Bathrm Renos; Lighting; Paint, etc. No expense spared. The 9' Main floor has Hardwood flooring & is very open beginning with the spacious Living Rm c/w a corner Gas Fireplace. The Kitchen.. Wow. Plenty of White Cabinets w. Crown Molding & GRANITE Countertops; Huge Eat-Up Island; Pantry & Newer S/S Appliances. The large Dining Rm leads you out to the South-Facing Covered Deck where you can enjoy nature & privacy. The Upper floor has 2 large Bedrooms having W/I Closets & includes a Primary Bedrm featuring a Full Ensuite. The Main Bathrm & convenient Separate Laundry Rm complete this level. The Bsmt has a Family Rm & Storage Rm. Conveniently located close to parks; schools; shopping; golf; Henday



Built in 2003

### **Essential Information**

| MLS® # | E4428555  |
|--------|-----------|
| Price  | \$397,500 |

| Bedrooms       | 2                 |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,705             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Туре           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

# **Community Information**

| Address     | 25 903 Rutherford Road |
|-------------|------------------------|
| Area        | Edmonton               |
| Subdivision | Rutherford (Edmonton)  |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 1N9                |

### Amenities

| Amenities      | Ceiling 9 ft., Deck, Front Porch, Parking-Extra, Parking-Visitor, Natural Gas BBQ Hookup |
|----------------|------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                        |
| Parking        | Double Garage Attached                                                                   |

## Interior

| Interior Features | ensuite bathroom                                                                                                                                                                                      |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave<br>Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments,<br>Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                        |
| Exterior          |                                                                                                                                                                                                       |

Wood, Vinyl Exterior

| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped,            |
|-------------------|--------------------------------------------------------------------|
|                   | Park/Reserve, Public Transportation, Schools, Shopping Nearby, See |
|                   | Remarks                                                            |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

#### **Additional Information**

| April 2nd, 2025 |
|-----------------|
| 14              |
| Zone 55         |
| \$413           |
|                 |

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Listing information last updated on April 16th, 2025 at 7:17am MDT