

## \$318,000 - 31 1816 Rutherford Road, Edmonton

MLS® #E4452869

**\$318,000**

2 Bedroom, 2.50 Bathroom, 1,342 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Come check out this double master suite end unit townhouse in the desirable and convenient neighbourhood of Rutherford, Southwest Edmonton. This property features a double attached garage and is conveniently located just around the corner from both a shopping center and schools. The lower level is the double attached garage, large storage area and mechanical room. Main floor boasts an open floor plan with a spacious kitchen featuring large windows, U-shaped design kitchen which allows for plenty of counter space for cooking and baking and ample cabinets for storage. The dining room is between the kitchen and the huge sun-soaked living room. From the living room are large windows and patio doors that lead to a balcony with street views. Upstairs offers 2 large master bedrooms with 4pc ensuites each. A laundry room completes the upper floor. Don't miss this clean and well maintained home!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452869  |
| Price     | \$318,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,342             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 31 1816 Rutherford Road |
| Area        | Edmonton                |
| Subdivision | Rutherford (Edmonton)   |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2K6                 |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Closet Organizers, No Smoking Home, Parking-Visitor, Patio |
| Parking Spaces | 2                                                          |
| Parking        | Double Garage Attached                                     |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| Stories           | 3                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Vinyl                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 14th, 2025  
Days on Market                63  
Zoning                              Zone 55  
Condo Fee                        \$242

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Listing information last updated on October 16th, 2025 at 2:32pm MDT