

## \$235,000 - N/A, Edmonton

MLS® #E4462307

**\$235,000**

2 Bedroom, 2.00 Bathroom, 981 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Top-floor living at its best in Rutherford Gates! This bright and spotless 2-bedroom, 2-bath condo offers comfort and convenience in a secure, well-maintained building. Enjoy an open-concept layout with a raised sit-up bar at the kitchen island, potlights, and plenty of natural light. Maple cupboards & complete, matching black, kitchen appliances create a great space to entertain, overlooking the spacious living room & adjacent dining area. The primary suite features a 3pc ensuite with a stand-up shower, while the second bedroom and full bath provide great flexibility for guests or a home office. Freshly steam-cleaned carpets, mirrored closet doors, and an in-suite laundry with storage add to the move-in-ready appeal. Relax on your private balcony overlooking charming home peaks and lush greenery or take advantage of the building's amenities in the social room with pool table &/or well equipped gym. This unit also includes a titled underground parking stall conveniently located near the entrance doors.

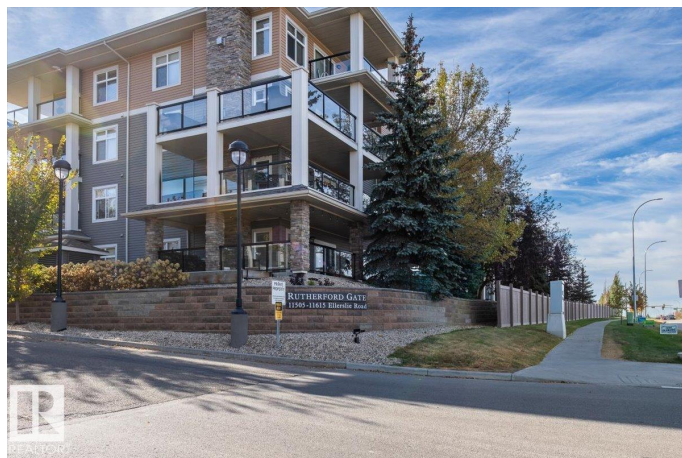
Built in 2007

### Essential Information

MLS® # E4462307

Price \$235,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 981                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | N/A                   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0J3               |

### Amenities

|           |                                                                                                                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking   | Underground                                                                                                                                                                                                                      |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                       |
| Appliances        | Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas                                                 |
| # of Stories      | 4                                                                      |
| Stories           | 1                                                                      |
| Has Basement      | Yes                                                                    |
| Basement          | None, No Basement                                                      |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Landscaped, Level Land, No Back Lane, Public Transportation, Recreation Use, Schools, Shopping Nearby, Treed Lot |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 55            |
| Condo Fee      | \$584              |

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Listing information last updated on October 17th, 2025 at 6:32pm MDT