

## \$285,000 - N/A, Edmonton

MLS® #E4425118

**\$285,000**

2 Bedroom, 2.00 Bathroom, 1,085 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Spirit Ridge! This flawlessly built 18+ building nestled in the beautiful neighborhood of Rutherford has so much to offer. The building amenities include underground parking, extra storage, and even a car wash! You'll also have access to an exercise room, guest suite and a meeting room. This 1085 sq ft, 2-bedroom, 2-bathroom condo features an open-concept floor plan, perfect for both comfortable living and entertaining. The kitchen boasts white cabinets, stainless steel appliances, granite countertop with oversized island. The living room includes a cozy gas fireplace, and you'll also find a dining area, laundry room, a bedroom, and a 4-piece bathroom on this level. The master bedroom features a 4-piece ensuite and private access to a massive balcony – perfect for enjoying summer days. And if it gets too hot, you can always cool off with the AC. Plus, you'll have super quick access to Anthony Henday. Don't miss out on this amazing opportunity!

Built in 2006

### Essential Information

MLS® #	E4425118
Price	\$285,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,085
Acres	0.00
Year Built	2006
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 0B6

### Amenities

Amenities	Off Street Parking, Air Conditioner, Car Wash, Exercise Room, Parking-Visitor, Television Connection
Parking Spaces	1
Parking	Heated, Insulated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 11th, 2025
Days on Market	3
Zoning	Zone 55
Condo Fee	\$588

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