

## \$348,000 - 46 1816 Rutherford Road, Edmonton

MLS® #E4444796

**\$348,000**

3 Bedroom, 2.50 Bathroom, 1,325 sqft  
Condo / Townhouse on 0.00 Acres

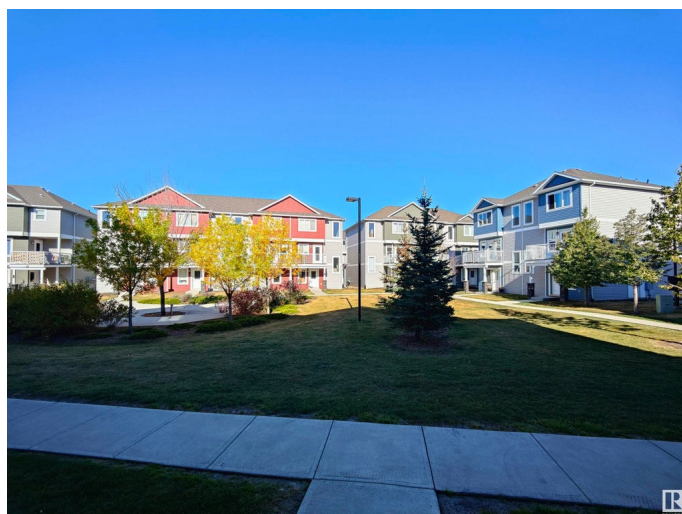
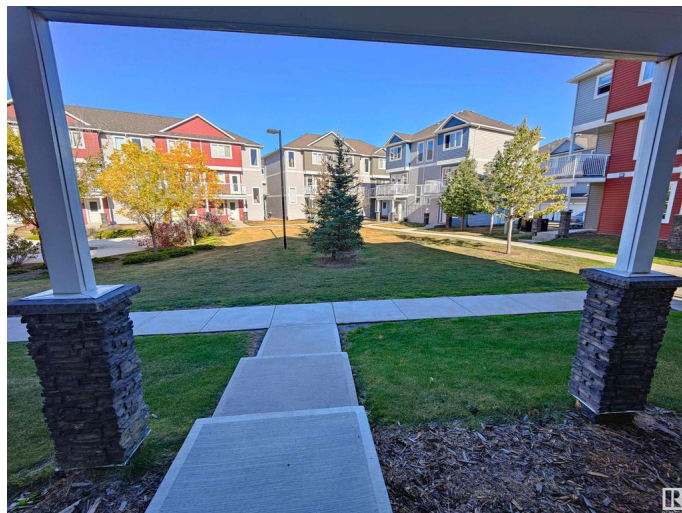
Rutherford (Edmonton), Edmonton, AB

Welcome to this WELL-MAINTAINED DOUBLE ATTACHED GARAGE TOWNHOUSE in the prestigious community of RUTHERFORD, LOW MAINTENANCE FEE with easy access to Calgary trail/Anthony Henday, close to parks, schools, shopping centers, and public transportation. The lower level is a flex area that could be a den or gym. Main level features an open concept floor plan. The good size kitchen with a Special cabinet pantry. The lovely living room and dining room is south-facing with lots of sunshine during the day. upper level have three good size bedrooms, located on the second floor. The spacious owner's suite features a walk-in closet and 4 pc ensuite. The property features extra long double garage, easily fit in truck. It is time to make it YOUR SWEET HOME.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444796  |
| Price          | \$348,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,325     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2013              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 46 1816 Rutherford Road |
| Area        | Edmonton                |
| Subdivision | Rutherford (Edmonton)   |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2K6                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                  |
| Exterior Features | Fenced, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stone, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 55         |

Condo Fee                \$242

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Listing information last updated on August 19th, 2025 at 9:31pm MDT