



Edmonton Alberta

\$114,900

No utility bills to pay! Welcome to Rutherford Village, where HEAT, ELECTRICITY, WATER, SEWER, GARBAGE and underground PARKING are all included in the \$449.87/month condo fee! This spotless 602 sq. ft. 1-bedroom, 1-bath home enjoys a peaceful view of the inner courtyard green space from its private balcony. The open-concept layout features neutral tones, laminate flooring, maple cabinetry, black appliances, in-suite laundry and a spacious bedroom with walkthrough closet to the 4-piece bath. Enjoy the convenience of a gas BBQ hookup, heated underground PARKING stall #286 and storage unit #296, with the storage locker located directly in front of your parking stall. Annual property taxes are just \$1,333.28 (2025). Ideally located close to shopping, schools, transit, walking trails, parks and ponds, with quick access to Calgary Trail, Anthony Henday, EIA and Nisku. A fantastic opportunity for a first-time buyer or investor! (id:6769)

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX River City

<http://sarahkeats.remax.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.