



## 1320 RUTHERFORD Road 404 Edmonton AB

\$244,900

Welcome home to Spirit Ridge at Rutherford! This 2 bed 2 bath adult living (18+) TOP FLOOR 1000+ sqft unit has everything you'd want and more! Notable features include: central AIR CONDITIONING, HUGE NE facing balcony, a HEATED UNDERGROUND parking stall, IN SUITE laundry, and a good amount of windows in the living area which provides tons of natural light throughout the day! The layout is well designed with privacy in mind as the bedrooms are separated by the open concept living/dining/kitchen area. The kitchen has an abundance of storage and also has an island with extra seating/storage and dining nook for a table. Completing the main living area is a laundry room and 3 piece bathroom. The primary bedroom has access to the balcony and a large walkthrough closet leading to a 4 piece bathroom. The amenities that come with the unit are such a great bonus: Social/rec room, reading area, exercise room, car wash and guest suite! Condo fee also includes heat and water! Come and take a look!

Listing Presented By:



Originally Listed by:  
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