

## \$397,500 - 25 903 Rutherford Road, Edmonton

MLS® #E4428555

**\$397,500**

2 Bedroom, 2.50 Bathroom, 1,705 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

BACKING ONTO NATURE RESERVE - it does not get better than this! Don't look any further, this END-UNIT is a gorgeous 1,705 SqFt 2-Storey Townhouse with a Double Attached Garage & Finished Basement. In immaculate condition & with many Extensive & Recent UPGRADES, you can enjoy living at it's finest. NEW Furnace; NEW Bathrm Renos; Lighting; Paint, etc. No expense spared. The 9' Main floor has Hardwood flooring & is very open beginning with the spacious Living Rm c/w a corner Gas Fireplace. The Kitchen.. Wow. Plenty of White Cabinets w. Crown Molding & GRANITE Countertops; Huge Eat-Up Island; Pantry & Newer S/S Appliances. The large Dining Rm leads you out to the South-Facing Covered Deck where you can enjoy nature & privacy. The Upper floor has 2 large Bedrooms having W/I Closets & includes a Primary Bedrm featuring a Full Ensuite. The Main Bathrm & convenient Separate Laundry Rm complete this level. The Bsmt has a Family Rm & Storage Rm. Conveniently located close to parks; schools; shopping; golf; Heday



Built in 2003

### Essential Information

MLS® #	E4428555
Price	\$397,500

Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,705
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	25 903 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1N9

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Front Porch, Parking-Extra, Parking-Visitor, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	\$413

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Listing information last updated on April 4th, 2025 at 6:17pm MDT