

## \$359,000 - 82 1816 Rutherford Road, Edmonton

MLS® #E4465151

**\$359,000**

3 Bedroom, 2.50 Bathroom, 1,375 sqft  
Condo / Townhouse on 0.00 Acres

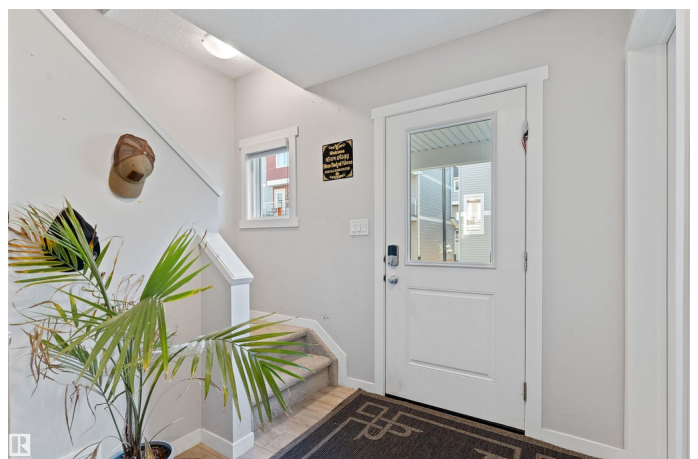
Rutherford (Edmonton), Edmonton, AB

Modern Townhome in Heart of Rutherford â€” Perfect for First-Time Buyers & Investors! Welcome to this beautifully designed 3-bed, 2.5-bath townhouse in the family-friendly and amenity-rich community of Rutherford. Key Highlights: Modern 2022 Build with contemporary finishes throughout 1375 Sq.Ft. of functional living space â€” open concept with bright natural light Luxury Vinyl Plank flooring, upgraded cabinetry, stylish tile backsplash, and elegant countertops Spacious primary suite with ensuite + 2 additional bedrooms for family, guests, or home office Double attached garage for comfort during Edmonton winters Low condo fee â€” only \$241/month, offering excellent value for first-time buyers & investors alike Front yard landscaping and a peaceful setting in a well-managed complex Walk to everyday essentials! Close to parks, schools, groceries, restaurants, daycare.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465151  |
| Price      | \$359,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,375             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 82 1816 Rutherford Road |
| Area        | Edmonton                |
| Subdivision | Rutherford (Edmonton)   |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2K6                 |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Carbon Monoxide Detectors, HRV System |
| Parking   | Double Garage Attached                |

### Interior

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

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Johnny Bright School    |
| High       | Dr. Lila Fahlman School |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 55            |
| Condo Fee      | \$241              |

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Listing information last updated on November 8th, 2025 at 5:32pm MST