

Courtesy of Logan Patterson of Logic Realty

# **\$349,000 - # 1 903 Rutherford Road Sw, Edmonton**

MLS® #E4214322

## **\$349,000**

3 Bedroom, 3.00 Bathroom, 1,669 sqft  
Condo / Townhouse on 0 Acres

Rutherford, Edmonton, AB

Meticulously maintained and professionally renovated CORNER UNIT 3 Bed 2.5 Bath townhome with a fully finished basement plus double extra wide attached Garage with drain and water hose hook up! This larger end unit features a corner gas fireplace, Central AC, 2 covered decks, 9 foot ceilings, upgraded kitchen and bathrooms with quartz countertops, all stainless appliances, large under mount single basin sink with garburator as well as a full sized pantry. ALL NEW LAMINATE FLOORS THROUGHOUT. Central vacuum with kick plate in kitchen. Full size side by side washer & dryer on second floor. California knockdown ceilings throughout. South facing bay windows give this home an endless supply of natural light with beautiful updated blinds throughout. brand new 50 gallon hot water tank and central humidifier. Completely turnkey this house is a MUST SEE. Walking distance to shopping and running trails plus excellent public transit, don't miss your chance!

Built in 2003

## **Essential Information**

MLS® #	E4214322
Price	\$349,000
Bedrooms	3



Bedrooms Above Grade	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Has Ensuite	Y
Square Footage	1,669
Acres	0.06
Year Built	2003
Property Type	Condo / Townhouse
Building Type	Townhouse
Style	2 Storey

### Community Information

Condo Name	Ventana Woods
Address	# 1 903 Rutherford Road Sw
Area	Edmonton
Community	Rutherford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1N9

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Laundry-In-Suite, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows, Carbon Monoxide Detectors, Porch
Exterior Features	Golf Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Corner, Treed Lot
Parking	Double Garage Attached
# Garage Parking Spaces	2

### Interior

Flooring	Laminate Flooring
Goods Included	Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
Has Basement	Yes
Basement	Part, Fully Finished, Remodelled Basement
Fireplace	Yes

Fireplaces	Gas, Corner
# of Stories	3

### **Exterior**

Exterior	Vinyl
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	J. Bright/R. MacAdams
Middle	Johnny Bright
High	Harry Ainlay

### **Additional Information**

Condo Fee	\$342
Condo Fee Includes	Insurance for Common Areas, Landscape and Snow Removal, Professional Management, Reserve Fund Contributions, Exterior Maintenance, Caretaker
Front Exposure	North

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on September 29th, 2020 at 11:46pm CDT