



Status: A
 Area: Edmonton
 Community: Rutherford 550500
 Style: Bungalow
 Zone: Zone 55
 Year Built: 2006
 MLS#: E3249770
 Postal Code: T6W 0B6
 Linc #: 0032600033
 Type: Lowrise Apartment
 New Home on Old Lot: Remod:
 Finish Lvl: 1

Mortgage: \$ 0 Cash Down: \$ 0 Due: Rate:
 Payments: Lender:

Legal Plan: 0727129 BIK/UF: Lot/Unit: 23
 All showings must be arranged through lister. Call Roger @ 780-446-6225. Renter is related to owner, not hard to show. Minimum age to reside here is 18 yrs of age.

Prop Class: Condo

Excellent view of the park from this prime location in Rutherford. 2 bdrms w/berber carpeting, large insuite laundry w/storage ability & central air-conditioning. There is a large kitchen w/eat at island, solid natural maple cabinets w/glass display, walk-in pantry, under cabinet lighting. Light coloured manufactured flooring in the kitchen, the hallway & livingroom. Livingroom also has a gorgeous corner gas fireplace. M/B has double walk-in closet w/mirrored doors plus the 4 piece ensuite. Entrance to the large L shaped deck (226 sq.ft -taken from builders spec) is from the L/R & also from the M/B, plus natural gas hook-up for the BBQ on the deck. Hunter Douglas silhouette blinds. Main bath has a large shower w/seating. Your condo fees pay all except power & phone. Heated underground parking spot w/attached storage cage, & to top it off a car wash bay for your use.

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>				
Baths:	0	0	1	0	0	0	Elem School:		Dir:	
Ensuite Bth:		0	0	1	0	0	Jr/Mid Schl:			
Bdrms Abv:	2 Total Bdrms: 2			Addl Rms:			High Schl:			
Fin FP/Rgh-In:	Fpl Fuel:						Other Schl:			
Parking:	Underground						Garage:	Yes	<u>Level</u>	<u>Mtr2</u>
							Schl Bus:	N	<u>SqFt</u>	
Living Room:		M	Master Bedrm:					M	Main Lvl:	
Dining Room:		M	Bedrm 2:					M	Upper:	
Kitchen:		M	Bedrm 3:						Above Grd:	
Family Room:			Bedrm 4:						Lower Lvl:	
Den:			Laundry Room				M		Below Grd:	
									Total A.G:	97.6 1,050.57

Flooring: Carpet, Laminate Flooring, Linoleum
 Foundation: Concrete
 Exterior: Stone, Stucco
 Heating Type: Forced Air-1
 Features:
 Roof Type: Asphalt Shingles
 Fireplace:
 Construction: Wood Frame
 Basement: None
 Bsmt Dev:
 Heat Fuel: Natural Gas
 Goods Excluded

Goods Incl: ACCEN, DRYER, DWBLT, INTCM, OPEN1, OVNMW, REFRG, STVEL, WASHR, WINDA

Site Infl: FENCE, FLAT, GOLF, LNSCL, PLAY, SHOP, TRANS, VIEW Lot Shape: Front Exp: Southeast

Amenities: ACCEN, BALCO, CABTV, CWASH, ELEVP, EXERC, FIREP, GUEST, INTER, LAUNS, PARTY, PRKVI, SECDR,SECPK
 Frntg X Dpth: TTL: 75.8 m2
 Zoning/Land Use: Low Rise Apartment Zone_EDM

Restrictions: AGE, PETSR
 Tax Amt/Yr : \$ 1,693 / 2010 LI:
 Warranty:

Condo Name: Spirit Ridge At Rutherford Ownership: ESTAT Condo: \$ 315 HOA:
 Prk Encl/Unit/Type: 1/Assigned Incl: HEAT,CABLE,INSUR,MGMT,XTMNT,LN-SN,PARK,WT-SW,AMENT
 Prk Plan Desc: Registered Size: 97.60

Seller: C/O LB Appt: APPT LIST
 List Realtor: ROGER ADAMS ID: Eadamsro Appointment Ph: 780-446-6225 List Date: 02/07/11
 List Realtor Email: roger.adams@shaw.ca List Realtor Web: http://www.dmadams.com
 List Firm: SUTTON PREMIERE REAL ESTATE Ph: 780-416-0737 Fax: 780-417-9055 Occupancy: TEN SRR: N
 List Realtor2: Possession:60 Days /05/01/11 /60Neg Exclusion: N
 List Firm2: Comm: 3.5%/\$100K & 1.5%/Bal
 Pend Date: Sold Date: Sold Price: DOM: 0 days Entered: 02/07/11
 Sold Term: Disc: Expiry Date: 05/01/11
 Sell Firm: Sell Firm 2:
 Sell Agent: Sell Agent 2: