

\$464,900 - 7 1304 Rutherford Road, Edmonton

MLS® #E4421908

\$464,900

3 Bedroom, 2.50 Bathroom, 1,348 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Experience the perfect blend of award-winning design and modern luxury. A stunning Pivot Townhome by Averton. This architectural masterpiece features three bedrooms, 2.5 baths including a primary ensuite, and a tandem garage, offering both style and functionality. Expansive windows flood the upper levels with natural light, highlighting the engineered hardwood floors and sleek, open-concept kitchen with a spacious island that is ideal for entertaining. The airy living room extends seamlessly to a scenic balcony, where tree-lined views and nearby walking trails create a serene retreat. Nestled in Rutherford, this sought-after community offers urban convenience with suburban charm, just moments from Ellerslie Road. Elevate your lifestyle with this exceptional townhome. A rare opportunity you won't want to miss.

Built in 2017

Essential Information

MLS® #	E4421908
Price	\$464,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,348



Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	7 1304 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Park/Reserve, Private Setting, Schools, Shopping Nearby, Partially Fenced
Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 18th, 2025
Days on Market	74
Zoning	Zone 55
Condo Fee	\$120

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