

\$469,900 - 92 1304 Rutherford Rd Road, Edmonton

MLS® #E4465210

\$469,900

3 Bedroom, 2.50 Bathroom, 1,542 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully designed modern townhome in Rutherford! This bright and stylish 3-bedroom, 2.5-bath home features an open-concept main floor with 9-ft ceilings, wide vinyl plank flooring, and large windows that fill the space with natural light. The chef-inspired kitchen offers quartz countertops, stainless steel appliances, a large island with seating, and a walk-in pantry—perfect for entertaining. The spacious living and dining areas open onto a private balcony overlooking the green space. Upstairs, you’ll find three generous bedrooms including a primary suite with a walk-in closet and 4-pc ensuite. The entry level offers a welcoming foyer, utility room, and a tandem double attached garage for added convenience. Enjoy maintenance-free living with snow removal and landscaping included, all within walking distance to parks, schools, and scenic trails. Excellent location with quick access to Anthony Henday Drive, Heritage Valley Shopping Centre, and public transit.

Built in 2023

Essential Information

MLS® #	E4465210
Price	\$469,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,542
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	92 1304 Rutherford Rd Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft.
Parking	Double Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, 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, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Johnny Bright
Middle	Johnny Bright
High	Dr Anne Anderson

Additional Information

Date Listed	November 6th, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$79

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