\$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.



Essential Information

MLS® # E4421908

Price \$464,900

Bedrooms 3

Bathrooms 2.50

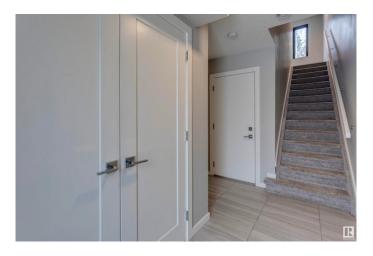
Full Baths 2

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 75

Zoning Zone 55

Condo Fee \$120

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 4th, 2025 at 7:47am MDT