# \$424,900 - 106 1304 Rutherford Road, Edmonton

MLS® #E4439418

#### \$424.900

2 Bedroom, 2.50 Bathroom, 1,267 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

South Edmonton's LOWEST CONDO FEES! Located in Pivot by Averton, this modern 3-storey end-unit townhome offers exceptional natural light through floor-to-ceiling windows. The main level features 9' ceilings, pot lights, and a thoughtfully designed open layout. The kitchen is fashioned with quartz countertops, upgraded stainless steel appliances, and generous cabinetry. Upstairs are two large bedrooms, each with its own ensuite, plus convenient upper-level laundry. Additional highlights include custom window coverings, a private balcony, and an attached single garage. This home is part of a well-managed complex with low condo fees. Located near scenic trails, schools, and parks, with quick access to the Anthony Henday, this property blends style, function, and location. Pride of ownership is evident throughout.

Built in 2018

#### **Essential Information**

MLS® # E4439418

Price \$424,900

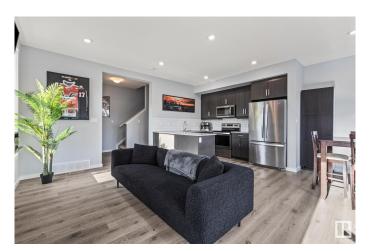
Bedrooms 2

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,267







Acres 0.00 Year Built 2018

Type Condo / Townhouse

Sub-Type Townhouse
Style 3 Storey
Status Active

# **Community Information**

Address 106 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 Animal Home, No Smoking

Home, Parking-Visitor, Vinyl Windows, See Remarks, Natural Gas BBQ

Hookup

Parking Spaces 2

Parking Single Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window

Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped,

Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 30th, 2025

Days on Market 13

Zoning Zone 55

Condo Fee \$68

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