

## \$400,000 - 106 1304 Rutherford Road, Edmonton

MLS® #E4439418

**\$400,000**

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          | \$400,000 |
| 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 | 29             |
| Zoning         | Zone 55        |
| Condo Fee      | \$68           |

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Listing information last updated on June 28th, 2025 at 4:32am MDT