# \$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

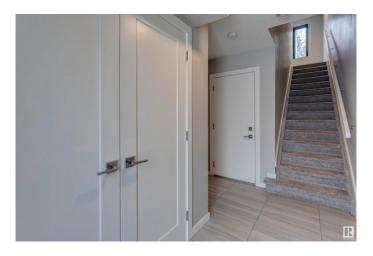
Full Baths 2

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 73

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 2nd, 2025 at 7:17am MDT