# \$444,900 - 2 1304 Rutherford Road, Edmonton

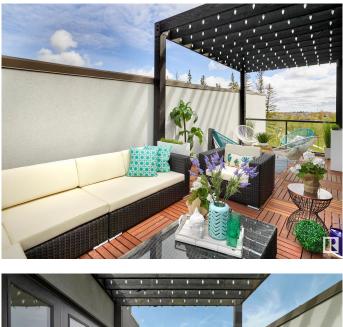
MLS® #E4422073

#### \$444,900

2 Bedroom, 2.50 Bathroom, 1,257 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Step into luxury in this former Averton showhome which is part of Pivots forest collection. This home backs on to a treed reserve with walking path in the community of Rutherford. As you enter, oversized windows flood the space with natural light, accentuating the modern and open layout. The main floor welcomes you with a bright and spacious ambiance, complemented by elegant kitchen cabinetry, upgraded appliances, & the comfort of air conditioning. Upstairs, discover the two primary bedrooms each featuring their own 3 and 4-piece ensuites, providing ultimate privacy and convenience. Ascend a few steps further to your private loft and, the best part, a roof top patio perfect for hosting family & friends on those gorgeous summer days! Surrounded by scenic walking paths, parks, schools, and shopping hubs. Don't miss the opportunity to make this extraordinary residence your own.







Built in 2017

#### **Essential Information**

MLS® #	E4422073
Price	\$444,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2

1
1,257
0.00
2017
Condo / Townhouse
Townhouse
2 Storey
Active

## **Community Information**

Address	2 1304 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3W3

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Patio
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer - Energy Star, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Stucco

#### Foundation Concrete Perimeter

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	71
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
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 1st, 2025 at 6:47pm MDT