

# \$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	26
Zoning	Zone 55
Condo Fee	\$68

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