

\$479,900 - 7 1304 Rutherford Road, Edmonton

MLS® #E4421908

\$479,900

3 Bedroom, 2.50 Bathroom, 1,348 sqft
Condo / Townhouse on 0.00 Acres

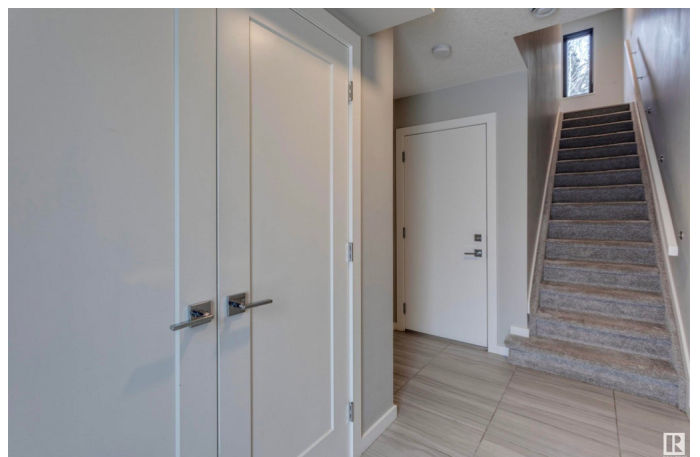
Rutherford (Edmonton), Edmonton, AB

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.

Built in 2017

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4421908 |
| Price | \$479,900 |
| 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 | 49 |
| 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 April 8th, 2025 at 2:17pm MDT