

## \$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

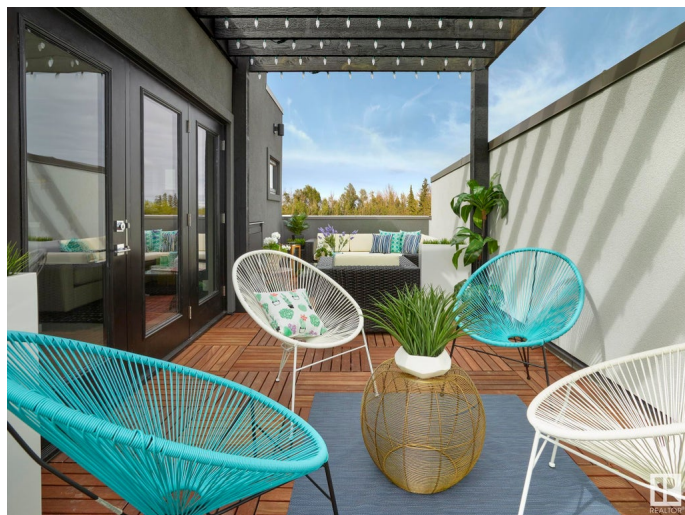
Rutherford (Edmonton), Edmonton, AB

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         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,257             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | 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                60  
Zoning                            Zone 55  
HOA Fees                        75  
HOA Fees Freq.                Annually  
Condo Fee                       \$120

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