

Courtesy Of Megan Parker Of Century 21 Masters

## \$459,000 - 122 1304 Rutherford Road, Edmonton

MLS® #E4439502

**\$459,000**

2 Bedroom, 2.50 Bathroom, 1,269 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this stunning multi-level townhouse, where modern design meets ultimate functionality! Step up to the main floor, where you'll find a beautifully designed kitchen, complete with quartz countertops, stainless steel appliances, and updated hardware and lighting for a sleek, polished look. The dedicated coffee/wine bar, featuring a built-in wine cooler/fridge, adds an extra touch of style and storage. Just off the kitchen, a private deck provides the perfect setup for summer BBQs. Completing this level is the spacious living room with abundant natural light. On the second level, you'll find TWO primary bedrooms, each with its own ensuite bathroom—ideal for comfortable living or hosting guests. Heading up to the third floor, a versatile flex space offers endless possibilities—whether as a home office, workout room, or spare bedroom. Just beyond, the expansive ROOFTOP PATIO provides ample room to create your perfect outdoor retreat!

Built in 2018

### Essential Information

MLS® # E4439502

Price \$459,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,269             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 122 1304 Rutherford Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0B4                  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Detectors Smoke, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Over Sized, Single Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-2, Electric  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                           |
|--------------|---------------------------|
|              | <a href="#">View City</a> |
| Roof         | EPDM Membrane             |
| Construction | Wood, Vinyl               |
| Foundation   | Concrete Perimeter        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 55        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$86           |

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 June 18th, 2025 at 7:17am MDT