

## \$389,500 - 105 1304 Rutherford Rd, Edmonton

MLS® #E4443787

**\$389,500**

2 Bedroom, 2.50 Bathroom, 1,140 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Modern living in Rutherford â€“ Smart style, low fees! A great opportunity to own in South Edmonton. This well-appointed 3-storey townhome welcomes you with a warm foyer and convenient access to your fully finished attached garage. The bright main level features floor-to-ceiling windows, an open-concept kitchen with quartz countertops and stainless steel appliances, a dedicated dining space, and a stylish living area. Upstairs offers two generous bedrooms including a king-sized primary with walk-through closet and ensuite with oversized shower, a 4pc guest bath, and upper laundry. Additional extras - 2pc Guest Bath, Custom Storage solutions and Built-ins in the Garage & Convenient Guest parking (just a few steps away). Nestled in a park-like setting, this home is in the well-managed Pivot complex with the lowest condo fees in South Edmontonâ€”close to parks, trails, schools, shopping, and major commuting routes. What an amazing place to start. Welcome Home!

Built in 2018

### Essential Information

MLS® # E4443787

Price \$389,500

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,140
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	105 1304 Rutherford Rd
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Parking-Extra, Parking-Visitor, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Low Maintenance Landscape, Playground

	Nearby, Private Setting, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 22nd, 2025
Days on Market	12
Zoning	Zone 55
Condo Fee	\$68

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