

## \$369,900 - 56 1304 Rutherford Road, Edmonton

MLS® #E4450755

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,129 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Trendy 3-storey townhome in Pivot by Averton! This 2 bed, 2 bath Berkeley model features 9' ceilings, oversized black-trimmed windows, and an open-concept main floor with quartz counters, subway tile backsplash, upgraded stainless appliances, and peninsula kitchen with breakfast bar. Enjoy central A/C, open riser stairs, and durable vinyl plank flooring. Upstairs offers a spacious primary with walk-in closet and ensuite, plus convenient upper laundry. West-facing balcony, attached garage, and steps to parks, trails, shops, and quick Henday access.

Built in 2023

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4450755          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,129             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 56 1304 Rutherford Road |
| Area        | Edmonton                |
| Subdivision | Rutherford (Edmonton)   |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0B4                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, 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, Composition, Vinyl                                                                   |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Brick, Composition, Vinyl                                                                   |
| Foundation        | Slab                                                                                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 55          |
| HOA Fees       | 150              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$65             |

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Listing information last updated on August 23rd, 2025 at 11:47am MDT