

\$360,000 - 107 1304 Rutherford Road, Edmonton

MLS® #E4437787

\$360,000

2 Bedroom, 2.50 Bathroom, 1,173 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

UPGRADED END UNIT!!! Immerse yourself in modern living at Pivot Townhomes by Averton in Rutherford. This beautiful 3-storey end unit boasts an abundance of natural light with floor-to-ceiling windows, 9ft ceilings, upgraded stainless steel appliances, Quartz counters, A/C and window coverings! This meticulously maintained home offers 2 bedrooms, 2.5 baths, convenience with upstairs laundry and a charming balcony for BBQing on those summer nights. Enjoy a low condo fee in a well-kept complex close to amenities, schools, parks, and the Anthony Henday ring road. Walking trails with picturesque, tree-lined trails are perfect for dog lovers or walkers. Attached single car garage finishes off all you could dream of!

Built in 2018

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4437787 |
| Price | \$360,000 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,173 |
| Acres | 0.00 |



| | |
|------------|-------------------|
| Year Built | 2018 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 107 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., No Smoking Home, Parking-Extra |
| Parking Spaces | 2 |
| Parking | 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, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------------|
| Elementary | Johnny Bright |
| Middle | S Bruce Smith, JH Picard |
| High | Harry Ainlay |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 15 |
| Zoning | Zone 55 |
| HOA Fees | 75 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$68 |

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Listing information last updated on June 5th, 2025 at 11:32pm MDT