

# \$479,900 - 7 1304 Rutherford Road, Edmonton

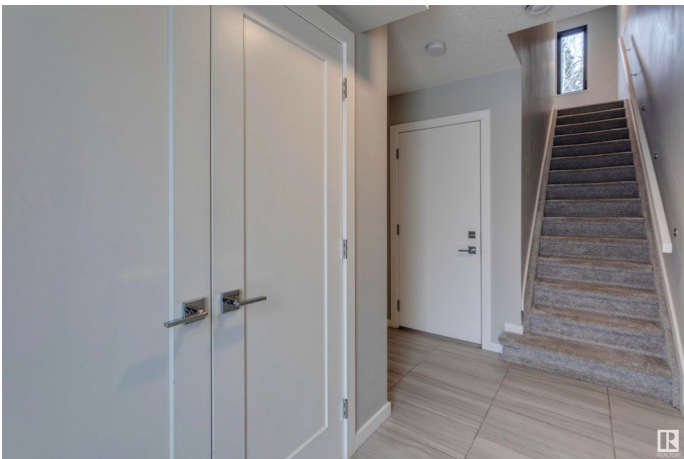
MLS® #E4421908

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,348 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Experience the perfect blend of award-winning design and modern luxury. A stunning Pivot Townhome by Averton. This architectural masterpiece features three bedrooms, 2.5 baths including a primary ensuite, and a tandem garage, offering both style and functionality. Expansive windows flood the upper levels with natural light, highlighting the engineered hardwood floors and sleek, open-concept kitchen with a spacious island that is ideal for entertaining. The airy living room extends seamlessly to a scenic balcony, where tree-lined views and nearby walking trails create a serene retreat. Nestled in Rutherford, this sought-after community offers urban convenience with suburban charm, just moments from Ellerslie Road. Elevate your lifestyle with this exceptional townhome. A rare opportunity you wonâ€™t want to miss.



Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421908  |
| Price          | \$479,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,348     |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2017              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 7 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., Deck, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached, Tandem   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, 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, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Park/Reserve, Private Setting, Schools, Shopping Nearby, Partially Fenced |
| Roof              | EPDM Membrane   |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 62                  |
| Zoning         | Zone 55             |
| Condo Fee      | \$120               |

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Listing information last updated on April 21st, 2025 at 3:02am MDT