# \$349,000 - 114 1304 Rutherford Rd, Edmonton

MLS® #E4441378

#### \$349,000

2 Bedroom, 2.00 Bathroom, 1,267 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This stylish 3-storey townhouse is located in Pivot by Averton, an award-winning community known for sleek design and smart urban living. The entry level includes a spacious attached garage and convenient storage. Upstairs, large windows fill the open-concept main floor with natural light. The kitchen features a peninsula style layout with stainless steel appliances, quartz counters, breakfast bar, and a classic subway tile backsplash, that open to the bright living and dining areasâ€"perfect for entertaining. Step out to your private balcony to enjoy your morning coffee or unwind after a long day. The top level offers 2 bright bedrooms, including a modern primary suite with walk-in closet and ensuite. The second bedroom has direct access to the main bath. Enjoy living just minutes from it allâ€"schools, parks, walking trails, and dog-friendly paths are right outside your door, while nearby shopping, restaurants, and cafes add convenience. Quick access to Anthony Henday Drive makes commuting a breeze.







Built in 2018

## **Essential Information**

MLS® # E4441378 Price \$349,000 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,267

Acres 0.00

Year Built 2018

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 114 1304 Rutherford Rd

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0B4

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Deck

Parking Spaces 2

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, 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, Landscaped, Low Maintenance Landscape,

Park/Reserve, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 9th, 2025

Days on Market 128

Zoning Zone 55

HOA Fees 75

HOA Fees Freq. Annually

Condo Fee \$68

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