

\$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 areas—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 all—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	95
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$68

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