

Courtesy Of Curtis D Stasiuk Of MaxWell Progressive

## \$454,900 - 2 1304 Rutherford Road, Edmonton

MLS® #E4422073

**\$454,900**

2 Bedroom, 2.50 Bathroom, 1,257 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Step into luxury in this former Averton showhome which is part of Pivots forest collection. This home backs on to a treed reserve with walking path in the community of Rutherford. As you enter, oversized windows flood the space with natural light, accentuating the modern and open layout. The main floor welcomes you with a bright and spacious ambiance, complemented by elegant kitchen cabinetry, upgraded appliances, & the comfort of air conditioning. Upstairs, discover the two primary bedrooms each featuring their own 3 and 4-piece ensuites, providing ultimate privacy and convenience. Ascend a few steps further to your private loft and, the best part, a roof top patio perfect for hosting family & friends on those gorgeous summer days! Surrounded by scenic walking paths, parks, schools, and shopping hubs. Don't miss the opportunity to make this extraordinary residence your own.

Built in 2017

### Essential Information

MLS® #	E4422073
Price	\$454,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,257
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2 1304 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3W3

### **Amenities**

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Patio
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer - Energy Star, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Stucco

Foundation Concrete Perimeter

**Additional Information**

Date Listed February 19th, 2025  
Days on Market 47  
Zoning Zone 55  
HOA Fees 75  
HOA Fees Freq. Annually  
Condo Fee \$120

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