

## \$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	12
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$68

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