

## \$359,000 - 114 1304 Rutherford Rd, Edmonton

MLS® #E4441378

**\$359,000**

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 \$359,000



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	89
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$68

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