

## \$379,000 - 105 1304 Rutherford Rd, Edmonton

MLS® #E4443787

**\$379,000**

2 Bedroom, 2.50 Bathroom, 1,140 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Modern living in Rutherford â€” Smart style, low fees! A great opportunity to own in South Edmonton. This well-appointed 3-storey townhome welcomes you with a warm foyer and convenient access to your fully finished attached garage. The bright main level features floor-to-ceiling windows, an open-concept kitchen with quartz countertops and stainless steel appliances, a dedicated dining space, and a stylish living area. Upstairs offers two generous bedrooms including a king-sized primary with walk-through closet and ensuite with oversized shower, a 4pc guest bath, and upper laundry. Additional extras - 2pc Guest Bath, Custom Storage solutions and Built-ins in the Garage & Convenient Guest parking (just a few steps away). Nestled in a park-like setting, this home is in the well-managed Pivot complex with the lowest condo fees in South Edmontonâ€”close to parks, trails, schools, shopping, and major commuting routes. What an amazing place to start. Welcome Home!

Built in 2018

### Essential Information

MLS® # E4443787

Price \$379,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,140             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 105 1304 Rutherford Rd |
| Area        | Edmonton               |
| Subdivision | Rutherford (Edmonton)  |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0B4                |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Parking-Extra, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                           |
| Parking        | Single Garage Attached                                                      |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Stories           | 3                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | None, No Basement                                                                                                                                           |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Airport Nearby, Flat Site, Low Maintenance Landscape, Playground |

|              |                                                |
|--------------|------------------------------------------------|
|              | Nearby, Private Setting, Public Transportation |
| Roof         | Asphalt Shingles                               |
| Construction | Wood, Vinyl                                    |
| Foundation   | Concrete Perimeter                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 55         |
| Condo Fee      | \$68            |

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Listing information last updated on August 2nd, 2025 at 10:47pm MDT