# \$469,900 - 94 1304 Rutherford Rd, Edmonton

MLS® #E4447042

## \$469,900

3 Bedroom, 2.50 Bathroom, 1,577 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Beautiful modern three bedroom townhouse with 1576 sqft of living space. This is a fantastic unit with huge floor-to-ceiling windows, an open floor plan, a balcony on the second level, and a large patio off the main level. The third floor offers a spacious primary bedroom with an ensuite, two other bedrooms with large windows and a large laundry closet. This unit also offers a tandem garage that parks two vehicles with room for one on the driveway. All your shopping and transit needs are minutes away.



#### **Essential Information**

MLS® # E4447042 Price \$469,900

Bedrooms 3
Bathrooms 2.50
Full Baths 2
Half Baths 1

Square Footage 1,577
Acres 0.00
Year Built 2023

Type Condo / Townhouse

Sub-Type Townhouse
Style 3 Storey
Status Active







# **Community Information**

Address 94 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, Vinyl Windows

Parking Tandem

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

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, Golf Nearby, Landscaped, Level Land, Paved

Lane, Playground Nearby, Public Transportation, Schools, Shopping

Nearby

Roof Flat

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### Additional Information

Date Listed July 10th, 2025

Days on Market 111

Zoning Zone 55

HOA Fees 75

HOA Fees Freq. Annually

Condo Fee \$79

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