

Courtesy Of Thomas Kube Of Black Sheep Realty

\$355,000 - 63 1304 Rutherford Road, Edmonton

MLS® #E4453183

\$355,000

2 Bedroom, 2.00 Bathroom, 1,205 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this modern 3-storey townhouse in Rutherford, offering 1,205 sq ft of above-grade living space and a single attached garage. Built in 2023 by the award-winning home builder Averton, this 2 bedroom, 2 bathroom home blends style and functionality with large windows, 9-ft ceilings, and upgraded luxury vinyl plank flooring throughout. The open-concept main level features a spacious living room, dining area, and a contemporary kitchen with quartz countertops, stainless steel appliances, soft-closing drawers, and an upgraded pantry. Upstairs, 2 bedrooms and 2 bathrooms, with the primary boasting its own ensuite. Convenience is key with upper-level laundry with an upgraded high end washer/dryer and a roughed-in A/C for future comfort. Close to parks, schools, shopping, and transit, this home offers modern finishes, excellent layout, and a prime location.

Built in 2023

Essential Information

| | |
|------------|-----------|
| MLS® # | E4453183 |
| Price | \$355,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|-------------------|
| Square Footage | 1,205 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 63 1304 Rutherford Road |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0B4 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows, HRV System |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | 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 | Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 15th, 2025 |
| Days on Market | 21 |
| Zoning | Zone 55 |
| HOA Fees | 75 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$68 |

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Listing information last updated on September 5th, 2025 at 10:18am MDT