

## \$349,000 - 114 1304 Rutherford Rd, Edmonton

MLS® #E4441378

**\$349,000**

2 Bedroom, 2.00 Bathroom, 1,267 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

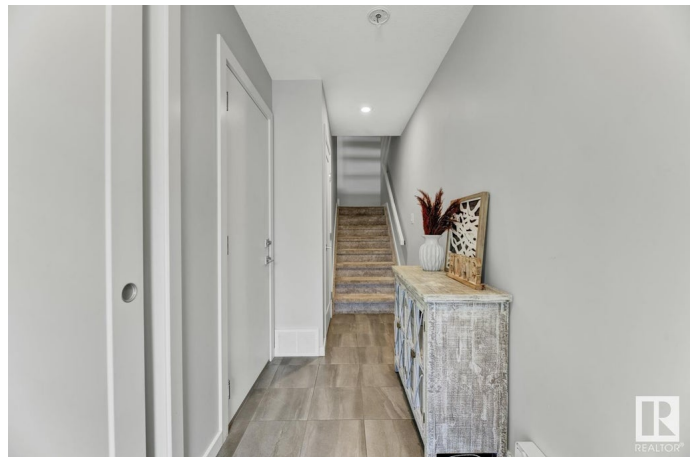
This stylish 3-storey townhouse is located in Pivot by Averton, an award-winning community known for sleek design and smart urban living. The entry level includes a spacious attached garage and convenient storage. Upstairs, large windows fill the open-concept main floor with natural light. The kitchen 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 \$349,000



|                |                   |
|----------------|-------------------|
| 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 | 97             |
| Zoning         | Zone 55        |
| HOA Fees       | 75             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$68           |

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Listing information last updated on September 14th, 2025 at 7:17am MDT