

## \$380,000 - 66 1304 Rutherford Road, Edmonton

MLS® #E4450973

**\$380,000**

2 Bedroom, 2.50 Bathroom, 1,173 sqft

Condo / Townhouse on 0.00 Acres

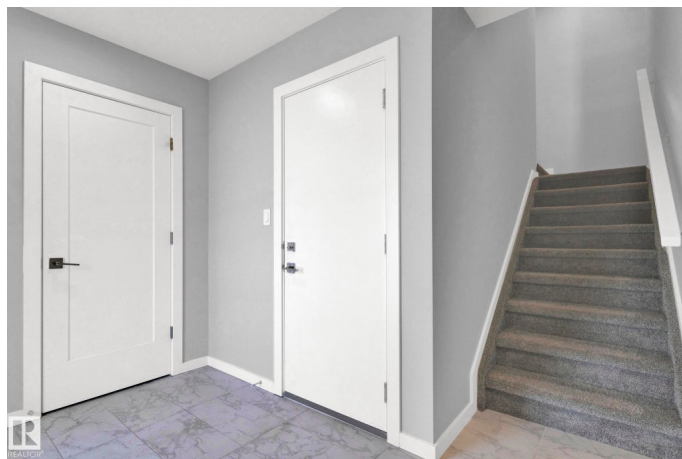
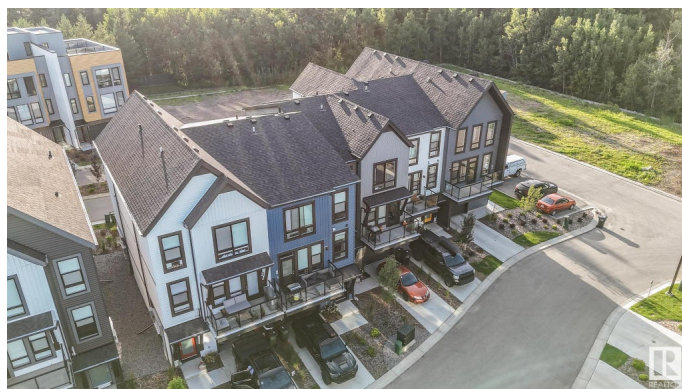
Rutherford (Edmonton), Edmonton, AB

UPGRADED END UNIT in PIVOT by Averton! This stylish 3-storey townhome in sought-after Rutherford blends modern design with functional living. Enjoy extra natural light from floor-to-ceiling windows, 9' ceilings, and an open-concept layout perfect for entertaining. The gourmet kitchen boasts quartz countertops, upgraded stainless steel appliances, and ample cabinetry. Upstairs, you'll find two spacious bedrooms, each with its own private ensuite, plus convenient upper laundry. Highlights include Two portable A/C, upgraded window coverings, a private balcony, and a fully finished attached garage with custom storage. Set in a quiet, well-managed complex with low condo fees, steps to scenic trails, schools, parks, and minutes from shopping and the Anthony Henday. End unit advantage = more windows, more privacy, more value! Welcome to modern living in South Edmontonâ€™s best-kept secret!

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450973  |
| Price      | \$380,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,173             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 66 1304 Rutherford Road |
| Area        | Edmonton                |
| Subdivision | Rutherford (Edmonton)   |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0B4                 |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                                       |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Stories           | 3                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Composition, Vinyl                                                                  |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Schools |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Brick, Composition, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 55          |
| HOA Fees       | 75               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$68             |

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Listing information last updated on August 17th, 2025 at 3:17pm MDT