

\$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	13
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$68

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