# \$360,000 - 107 1304 Rutherford Road, Edmonton

MLS® #E4437787

#### \$360,000

2 Bedroom, 2.50 Bathroom, 1,173 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

UPGRADED END UNIT!!! Immerse yourself in modern living at Pivot Townhomes by Averton in Rutherford. This beautiful 3-storey end unit boasts an abundance of natural light with floor-to-ceiling windows, 9ft ceilings, upgraded stainless steel appliances, Quartz counters, A/C and window coverings! This meticulously maintained home offers 2 bedrooms, 2.5 baths, convenience with upstairs laundry and a charming balcony for BBQing on those summer nights. Enjoy a low condo fee in a well-kept complex close to amenities, schools, parks, and the Anthony Henday ring road. Walking trails with picturesque, tree-lined trails are perfect for dog lovers or walkers. Attached single car garage finishes off all you could dream of!



#### **Essential Information**

MLS® # E4437787 Price \$360,000

Bedrooms 2

Bathrooms 2.50

Full Baths 2

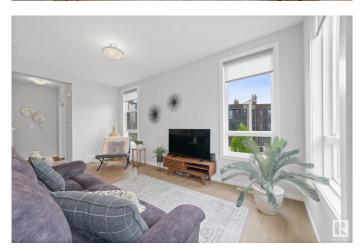
Half Baths 1

Square Footage 1,173

Acres 0.00







Year Built 2018

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 107 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., No Smoking Home, Parking-Extra

Parking Spaces 2

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, 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 Airport Nearby, Golf Nearby, Low Maintenance Landscape, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Johnny Bright

Middle S Bruce Smith, JH Picard

High Harry Ainlay

## **Additional Information**

Date Listed May 22nd, 2025

Days on Market 19

Zoning Zone 55

HOA Fees 75

HOA Fees Freq. Annually

Condo Fee \$68

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