

# \$479,900 - 7 1304 Rutherford Road, Edmonton

MLS® #E4421908

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,348 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Experience the perfect blend of award-winning design and modern luxury. A stunning Pivot Townhome by Averton. This architectural masterpiece features three bedrooms, 2.5 baths including a primary ensuite, and a tandem garage, offering both style and functionality. Expansive windows flood the upper levels with natural light, highlighting the engineered hardwood floors and sleek, open-concept kitchen with a spacious island that is ideal for entertaining. The airy living room extends seamlessly to a scenic balcony, where tree-lined views and nearby walking trails create a serene retreat. Nestled in Rutherford, this sought-after community offers urban convenience with suburban charm, just moments from Ellerslie Road. Elevate your lifestyle with this exceptional townhome. A rare opportunity you won't want to miss.

Built in 2017

## Essential Information

MLS® #	E4421908
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,348



Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	7 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, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached, Tandem

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Park/Reserve, Private Setting, Schools, Shopping Nearby, Partially Fenced
Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 18th, 2025
Days on Market	62
Zoning	Zone 55
Condo Fee	\$120

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