

\$350,000 - 53 1304 Rutherford Road, Edmonton

MLS® #E4435096

\$350,000

2 Bedroom, 2.00 Bathroom, 1,205 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to your dream home in the vibrant Pivot condos of Rutherford, Edmonton! This like-new, 2-bedroom, 2-bathroom condo spans 1,200 square feet, offering modern elegance and unbeatable convenience. Perfect for young professionals or small families, this gem is move-in ready. Step into a bright, open-concept living space with abundant windows. Sleek laminate flooring flows through the main area, complemented by a spacious balcony off the living room. The gourmet kitchen boasts stainless Samsung appliances, quartz countertops, and a stylish breakfast bar. The primary suite features a walk-through closet leading to a luxurious 3-piece ensuite, while the second bedroom and full bathroom provide a space for guests or home office. Top-floor laundry adds convenience, and custom blinds throughout enhance the modern aesthetic. A single attached garage and good sized storage on ground level make sense. Located in sought-after Rutherford, youâ€™re steps from top schools, lush parks, and public transit.



Built in 2020

Essential Information

MLS® # E4435096

Price \$350,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,205
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	53 1304 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Brick, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 8th, 2025
Days on Market	32
Zoning	Zone 55
Condo Fee	\$68

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