

\$359,000 - 114 1304 Rutherford Rd, Edmonton

MLS® #E4441378

\$359,000

2 Bedroom, 2.00 Bathroom, 1,267 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This stylish 3-storey townhouse is located in Pivot by Averton, an award-winning community known for sleek design and smart urban living. The entry level includes a spacious attached garage and convenient storage. Upstairs, large windows fill the open-concept main floor with natural light. The kitchen features a peninsula style layout with stainless steel appliances, quartz counters, breakfast bar, and a classic subway tile backsplash, that open to the bright living and dining areas—perfect for entertaining. Step out to your private balcony to enjoy your morning coffee or unwind after a long day. The top level offers 2 bright bedrooms, including a modern primary suite with walk-in closet and ensuite. The second bedroom has direct access to the main bath. Enjoy living just minutes from it all—schools, parks, walking trails, and dog-friendly paths are right outside your door, while nearby shopping, restaurants, and cafes add convenience. Quick access to Anthony Henday Drive makes commuting a breeze.

Built in 2018

Essential Information

MLS® # E4441378

Price \$359,000



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,267 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 114 1304 Rutherford Rd |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0B4 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, 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, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 79 |
| Zoning | Zone 55 |
| HOA Fees | 75 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$68 |

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Listing information last updated on August 27th, 2025 at 9:17pm MDT