

## \$739,000 - 42 1304 Rutherford Road, Edmonton

MLS® #E4463101

**\$739,000**

3 Bedroom, 2.50 Bathroom, 1,873 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to maintenance free living in Pivot at Rutherford. This immaculate 1,872 sq. ft. home features a tandem 4 car garage and over 1,100 sq. ft. of tranquil outdoor patio space over 3 levels. Customizations include a beverage center, tile accents, upgraded mirrors and lighting in all bedrooms & bathrooms with feature walls throughout. Laundry is located on the upper level for your convenience. The main level boasts power blinds, with each bedroom having blackout blinds for your sleeping comfort. Kitchen includes top of the line appliances with granite counter tops and oversized island. Open riser staircases provide an airy feel. Enjoy a private viewing of some of Edmontons best sunsets from your fabulous rooftop patio. This property backs onto a forested area with natural walking trails. Schools and a newly developed hockey rink are just a 2 minute walk away. Don't miss this opportunity to own a luxury property with the convenience of urban amenities embeded in serene nature scapes.

Built in 2024

### Essential Information

MLS® # E4463101

Price \$739,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,873             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 42 1304 Rutherford Road |
| Area        | Edmonton                |
| Subdivision | Rutherford (Edmonton)   |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0B4                 |

### Amenities

|           |                                                                                                                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Smart/Program. Thermostat, Secured Parking |
| Parking   | Triple Garage Attached                                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                    |
| Fireplaces        | Wall Mount                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | None, No Basement                                                                                                                                                                                      |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board S                                                               |
| Exterior Features | Airport Nearby, Backs Onto<br>Landscaped, Low Maintenance<br>Setting, Schools, Shopping N |
| Roof              | Flat                                                                                      |
| Construction      | Wood, Vinyl, Hardie Board S                                                               |
| Foundation        | Concrete Perimeter                                                                        |



**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 29                 |
| Zoning         | Zone 55            |
| HOA Fees       | 50                 |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$180              |

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Listing information last updated on November 20th, 2025 at 7:47pm MST