

## \$360,000 - 53 1304 Rutherford Road, Edmonton

MLS® #E4435096

**\$360,000**

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 \$360,000



|                |                   |
|----------------|-------------------|
| 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          | 2 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 | 1             |
| Zoning         | Zone 55       |
| Condo Fee      | \$68          |

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Listing information last updated on May 8th, 2025 at 10:17pm MDT