# \$650,000 - 48 1304 Rutherford Road, Edmonton

MLS® #E4440445

#### \$650,000

2 Bedroom, 2.50 Bathroom, 1,649 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to the Exclusive Pivot in Rutherford. This immaculate unit with rooftop patio, heated 4 car Garage 31' deep x 20' wide is simply STUNNING! The open concept 2nd level is your entertainment zone, with an upgraded kitchen with quartz countertops, waterfall island, open to your dining and living room areas, with expansive windows fill the space with natural light all day, but enjoy your privacy with custom window coverings. Enjoy morning coffee on your deck which faces the walking trails accessible from your backyard. Built in desk area and powder room complete this level. The 3rd floor includes a dual primary set up with 2 spacious bedrooms with ensuite bathrooms, closet space plus a convenient laundry area. At the top is your 700 sqft rooftop terrace with duradek flooring, pergola, NG connection, hose Bib, and storage room. Your private oasis, whether you are hosting friends for a barbecue, enjoying sunrise yoga, or sipping a glass of wine - this space will be where you want to be.

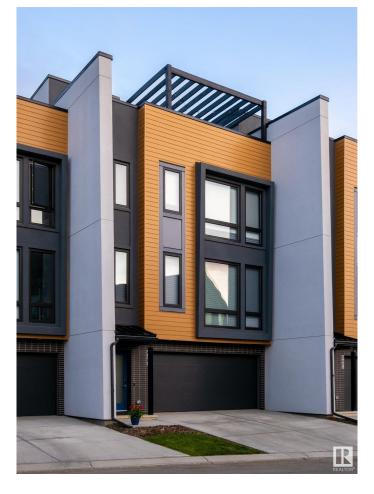
Built in 2019

#### **Essential Information**

MLS® # E4440445 Price \$650,000

Bedrooms 2





Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,649 Acres 0.00 Year Built 2019

Type Condo / Townhouse

Sub-Type Townhouse
Style 3 Storey
Status Active

## **Community Information**

Address 48 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, Patio, Natural

Gas BBQ Hookup

Parking Quad or More Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings, TV Wall Mount, Garage Heater

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Airport Nearby, Backs Onto Park/Trees, Fenced, Low Maintenance

Landscape, Schools, Shopping Nearby

Roof Flat

Construction Wood, Stucco, Vinyl Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 27

Zoning Zone 55

HOA Fees 75

HOA Fees Freq. Annually

Condo Fee \$120



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 2nd, 2025 at 5:47am MDT