

\$350,000 - 56 1304 Rutherford Road, Edmonton

MLS® #E4458286

\$350,000

2 Bedroom, 2.00 Bathroom, 1,129 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Great location AND BEST VALUE townhome in Pivot by Averton! Trendy 3-STOREY Berkeley model with 2 beds, 2 baths, 9' ceilings, oversized black-trimmed windows, and an open-concept main floor. Quartz counters, subway tile backsplash, upgraded stainless appliances, and breakfast bar. Features include central A/C, open riser stairs, and durable vinyl plank flooring. Spacious primary with walk-in closet and ensuite, upper laundry, West-facing balcony & attached garage. Steps to parks, trails, shops & quick Henday access!

Built in 2023

Essential Information

MLS® #	E4458286
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,129
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active



Community Information

Address	56 1304 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Composition, Vinyl
Exterior Features	Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition, Vinyl
Foundation	Slab

Additional Information

Date Listed	September 18th, 2025
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually
Condo Fee	\$65

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