

## \$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 | 12             |
| Zoning         | Zone 55        |
| HOA Fees       | 75             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$120          |



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Listing information last updated on June 17th, 2025 at 1:02am MDT