\$749,000 - 42 1304 Rutherford Road, Edmonton

MLS® #E4463101

\$749,000

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 \$749,000

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 Si

Exterior Features Airport Nearby, Backs Onto

Landscaped, Low Maintenan

Setting, Schools, Shopping N

Roof Flat

Construction Wood, Vinyl, Hardie Board Si

Foundation Concrete Perimeter

Additional Information

Date Listed October 22nd, 2025

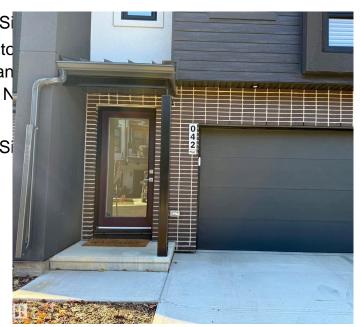
Days on Market 10

Zoning Zone 55

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$120



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Listing information last updated on November 1st, 2025 at 7:32am MDT