

\$389,500 - 105 1304 Rutherford Rd, Edmonton

MLS® #E4443787

\$389,500

2 Bedroom, 2.50 Bathroom, 1,140 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Modern living in Rutherford â€” Smart style, low fees! A great opportunity to own in South Edmonton. This well-appointed 3-storey townhome welcomes you with a warm foyer and convenient access to your fully finished attached garage. The bright main level features floor-to-ceiling windows, an open-concept kitchen with quartz countertops and stainless steel appliances, a dedicated dining space, and a stylish living area. Upstairs offers two generous bedrooms including a king-sized primary with walk-through closet and ensuite with oversized shower, a 4pc guest bath, and upper laundry. Additional extras - 2pc Guest Bath, Custom Storage solutions and Built-ins in the Garage & Convenient Guest parking (just a few steps away). Nestled in a park-like setting, this home is in the well-managed Pivot complex with the lowest condo fees in South Edmontonâ€”close to parks, trails, schools, shopping, and major commuting routes. What an amazing place to start. Welcome Home!

Built in 2018

Essential Information

MLS® # E4443787

Price \$389,500

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,140
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	105 1304 Rutherford Rd
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

Amenities

Amenities	Ceiling 9 ft., Deck, Parking-Extra, Parking-Visitor, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Low Maintenance Landscape, Playground

	Nearby, Private Setting, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 22nd, 2025
Days on Market	6
Zoning	Zone 55
Condo Fee	\$68

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