

## **\$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	13
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$120



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