

\$360,000 - 53 1304 Rutherford Road, Edmonton

MLS® #E4435096

\$360,000

2 Bedroom, 2.00 Bathroom, 1,205 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to your dream home in the vibrant Pivot condos of Rutherford, Edmonton! This like-new, 2-bedroom, 2-bathroom condo spans 1,200 square feet, offering modern elegance and unbeatable convenience. Perfect for young professionals or small families, this gem is move-in ready. Step into a bright, open-concept living space with abundant windows. Sleek laminate flooring flows through the main area, complemented by a spacious balcony off the living room. The gourmet kitchen boasts stainless Samsung appliances, quartz countertops, and a stylish breakfast bar. The primary suite features a walk-through closet leading to a luxurious 3-piece ensuite, while the second bedroom and full bathroom provide a space for guests or home office. Top-floor laundry adds convenience, and custom blinds throughout enhance the modern aesthetic. A single attached garage and good sized storage on ground level make sense. Located in sought-after Rutherford, youâ€™re steps from top schools, lush parks, and public transit.

Built in 2020

Essential Information

MLS® # E4435096

Price \$360,000



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,205 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 53 1304 Rutherford Road |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0B4 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 55 |
| Condo Fee | \$68 |

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Listing information last updated on May 13th, 2025 at 9:02pm MDT