

Courtesy Of Kimberly Phillips Of Rimrock Real Estate

# **\$485,000 - 119 1304 Rutherford Road, Edmonton**

MLS® #E4424844

**\$485,000**

2 Bedroom, 2.50 Bathroom, 1,414 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this stunning MODERN townhouse that perfectly blends urban sophistication with contemporary comfort. Located in the AWARD WINNING community of Pivot, this home has it ALL. Beautiful 9 ft ceilings, BLACK interior WINDOWS, CENTRAL A/C, this home is flooded with NATURAL LIGHT, highlighting its sleek beautiful design and OPEN CONCEPT layout. The kitchen features high-end black stainless steel appliances, chic white QUARTZ counter tops, and LARGE kitchen island perfect for entertaining. You will also find a small balcony which is perfect for enjoying your morning coffee. Upstairs you will find 2 bedrooms, each with its own ensuite, offering the perfect balance of privacy and luxury. The standout feature is the EXPANSIVE ROOFTOP PATIO off the loft with a double sided GAS FIREPLACE providing breathtaking views and the perfect spot for relaxing or entertaining. This home is the perfect blend of modern elegance and urban living.

Built in 2018

## **Essential Information**

MLS® #	E4424844
Price	\$485,000
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,414
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	119 1304 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Visitor, Vinyl Windows, See Remarks, Infill Property, Rooftop Deck/Patio
Parking Spaces	2
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Johnny Bright
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### Additional Information

Date Listed	March 9th, 2025
Days on Market	38
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$86

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Listing information last updated on April 16th, 2025 at 4:17am MDT