

# **\$350,000 - 53 1304 Rutherford Road, Edmonton**

MLS® #E4435096

**\$350,000**

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 \$350,000



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	3 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	14
Zoning	Zone 55
Condo Fee	\$68

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