

\$369,900 - 56 1304 Rutherford Road, Edmonton

MLS® #E4450755

\$369,900

2 Bedroom, 2.00 Bathroom, 1,129 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Trendy 3-storey townhome in Pivot by Averton! This 2 bed, 2 bath Berkeley model features 9' ceilings, oversized black-trimmed windows, and an open-concept main floor with quartz counters, subway tile backsplash, upgraded stainless appliances, and peninsula kitchen with breakfast bar. Enjoy central A/C, open riser stairs, and durable vinyl plank flooring. Upstairs offers a spacious primary with walk-in closet and ensuite, plus convenient upper laundry. West-facing balcony, attached garage, and steps to parks, trails, shops, and quick Henday access.

Built in 2023

Essential Information

MLS® #	E4450755
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,129
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active



Community Information

Address	56 1304 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Brick, Composition, Vinyl
Exterior Features	Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition, Vinyl
Foundation	Slab

Additional Information

Date Listed	August 1st, 2025
Days on Market	19
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually
Condo Fee	\$65

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 9:18pm MDT