

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 |
|------------|---------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 9th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 55         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$86            |

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 April 5th, 2025 at 1:32pm MDT