

Courtesy Of Erin Holowach Of ComFree

# \$749,000 - 42 1304 Rutherford Road, Edmonton

MLS® #E4463101

**\$749,000**

3 Bedroom, 2.50 Bathroom, 1,873 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to maintenance free living in Pivot at Rutherford. This immaculate 1,872 sq. ft. home features a tandem 4 car garage and over 1,100 sq. ft. of tranquil outdoor patio space over 3 levels. Customizations include a beverage center, tile accents, upgraded mirrors and lighting in all bedrooms & bathrooms with feature walls throughout. Laundry is located on the upper level for your convenience. The main level boasts power blinds, with each bedroom having blackout blinds for your sleeping comfort. Kitchen includes top of the line appliances with granite counter tops and oversized island. Open riser staircases provide an airy feel. Enjoy a private viewing of some of Edmontons best sunsets from your fabulous rooftop patio. This property backs onto a forested area with natural walking trails. Schools and a newly developed hockey rink are just a 2 minute walk away. Don't miss this opportunity to own a luxury property with the convenience of urban amenities embeded in serene nature scapes.

Built in 2024

## Essential Information

MLS® #	E4463101
Price	\$749,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,873
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	42 1304 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

### **Amenities**

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Smart/Program. Thermostat, Secured Parking
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior Wood, Vinyl, Hardie Board S  
Exterior Features Airport Nearby, Backs Onto  
Landscaped, Low Maintenance  
Setting, Schools, Shopping N  
Roof Flat  
Construction Wood, Vinyl, Hardie Board S  
Foundation Concrete Perimeter

**Additional Information**

Date Listed October 22nd, 2025  
Days on Market 15  
Zoning Zone 55  
HOA Fees 50  
HOA Fees Freq. Annually  
Condo Fee \$120



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Listing information last updated on November 6th, 2025 at 8:33am MST