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\$349,900 - 63 1304 Rutherford Road, Edmonton

MLS® #E4466244

\$349,900

2 Bedroom, 2.00 Bathroom, 1,243 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this modern 3-storey townhouse in Rutherford, offering 1,205 sq ft of above-grade living space and a single attached garage. Built in 2023 by the award-winning home builder Averton, this 2 bedroom, 2 bathroom home blends style and functionality with large windows, 9-ft ceilings, and upgraded luxury vinyl plank flooring throughout. The open-concept main level features a spacious living room, dining area, and a contemporary kitchen with quartz countertops, stainless steel appliances, soft-closing drawers, and an upgraded pantry. Upstairs, 2 bedrooms and 2 bathrooms, with the primary boasting its own ensuite. Convenience is key with upper-level laundry with an upgraded high end washer/dryer and a roughed-in A/C for future comfort. Close to parks, schools, shopping, and transit, this home offers modern finishes, excellent layout, and a prime location.

Built in 2023

Essential Information

MLS® #	E4466244
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,243
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	63 1304 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows, HRV System
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, 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, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 19th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$68

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