

# **\$399,500 - 106 1304 Rutherford Road, Edmonton**

MLS® #E4454400

**\$399,500**

2 Bedroom, 2.50 Bathroom, 1,205 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Discover this exceptional 2-bedroom, 3-bathroom townhouse! This well-built three-story home features fresh painted feature walls throughout and tons of natural light from numerous windows. Windows have all custom coverings for privacy when needed. The quality construction shows in every detail, from stainless steel appliances to the built in master bedroom closet organizer. Enjoy outdoor living on your private deck with gas BBQ hookup. Inside, you'll find air and convenient top-floor laundry. Both upstairs bedrooms include their own bathroom suites for ultimate privacy. This corner unit offers an epoxy-finished garage floor and plenty of storage behind the front of the garage wall. LOW CONDO FEES, making it perfect for investors seeking rental potential. Located close to all amenities with a new outdoor skating rink being built presently right by. Move-in ready condition throughout. Home is in meticulous condition!!

Built in 2018

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4454400  |
| Price     | \$399,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,205             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 106 1304 Rutherford Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0B4                  |

### Amenities

|                |                                                                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                       |
| Parking        | Front Drive Access, Single Garage Attached                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, 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, Vinyl                                                     |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, |

Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 55           |
| Condo Fee      | \$68              |

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Listing information last updated on August 29th, 2025 at 11:18am MDT