

## \$469,900 - 94 1304 Rutherford Rd, Edmonton

MLS® #E4447042

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,577 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Beautiful modern three bedroom townhouse with 1576 sqft of living space. This is a fantastic unit with huge floor-to-ceiling windows, an open floor plan, a balcony on the second level, and a large patio off the main level. The third floor offers a spacious primary bedroom with an ensuite, two other bedrooms with large windows and a large laundry closet. This unit also offers a tandem garage that parks two vehicles with room for one on the driveway. All your shopping and transit needs are minutes away.

Built in 2023

### Essential Information

MLS® #	E4447042
Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,577
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active



## Community Information

Address	94 1304 Rutherford Rd
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

## Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Vinyl Windows
Parking	Tandem

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 10th, 2025
Days on Market	46
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$79

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