

Courtesy Of Thomas Kube Of Black Sheep Realty

## \$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 | 1                   |
| Zoning         | Zone 55             |
| HOA Fees       | 75                  |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$68                |

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Listing information last updated on November 20th, 2025 at 3:17am MST