

# \$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 | 97              |
| Zoning         | Zone 55         |
| HOA Fees       | 75              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$79            |

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