

\$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	10
Zoning	Zone 55
Condo Fee	\$68

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