

Courtesy Of Megan Parker Of Century 21 Masters

## \$459,000 - 122 1304 Rutherford Road, Edmonton

MLS® #E4439502

**\$459,000**

2 Bedroom, 2.50 Bathroom, 1,269 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this stunning multi-level townhouse, where modern design meets ultimate functionality! Step up to the main floor, where you'll find a beautifully designed kitchen, complete with quartz countertops, stainless steel appliances, and updated hardware and lighting for a sleek, polished look. The dedicated coffee/wine bar, featuring a built-in wine cooler/fridge, adds an extra touch of style and storage. Just off the kitchen, a private deck provides the perfect setup for summer BBQs. Completing this level is the spacious living room with abundant natural light. On the second level, you'll find TWO primary bedrooms, each with its own ensuite bathroom—ideal for comfortable living or hosting guests. Heading up to the third floor, a versatile flex space offers endless possibilities—whether as a home office, workout room, or spare bedroom. Just beyond, the expansive ROOFTOP PATIO provides ample room to create your perfect outdoor retreat!

Built in 2018

### Essential Information

MLS® # E4439502

Price \$459,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,269
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	122 1304 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Detectors Smoke, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Forced Air-2, Electric
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	<a href="#">View City</a>
Roof	EPDM Membrane
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	38
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$86

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