

\$397,900 - #106 1304 Rutherford Rd Sw, Edmonton

MLS® #E4454400

\$397,900

2 Bedroom, 3.00 Bathroom, 1,205 sqft

Single Family on 0.04 Acres

Rutherford (Edmonton), Edmonton, Alberta

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!! (id:6289)

Built in 2018

Essential Information

Listing #	E4454400
Price	\$397,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,205



Acres	0.04
Year Built	2018
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	#106 1304 Rutherford Rd Sw
Subdivision	Rutherford (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6W0B4

Amenities

Amenities	Airport, Park, Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill, Ceiling - 9ft, Vinyl Windows
Features	Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
# of Stories	3

Listing Details

Listing Office	MaxWell Challenge Realty
----------------	--------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 18th, 2025 at 10:46pm PDT