



# 1304 Rutherford Road Edmonton Alberta

\$688,888

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.calgaryrealestateadvantage.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

Welcome to Pivot at Rutherford, Averton's award-winning townhouse community offering the perfect balance of modern design and low-maintenance living. This beautifully upgraded End unit has 3-bedroom home features 1,861 sq. ft. of thoughtfully designed space, along with a rare tandem 4-car garage 19 feet wide by 31.5 feet deep –ideal for vehicles, motorcycles ,storage, or a home gym.The main level impresses with floor-to-ceiling windows, front facing East for early morning sun and West facing back for sunsets. An open-concept layout, and a stunning kitchen complete with Quartz countertops, oversized island, and premium stainless steel appliances. Very spacious living and dining areas, vinyl flooring, and contemporary finishes throughout, creating a bright and inviting atmosphere.Upstairs, you'll find a well-appointed primary retreat with a 4-piece ensuite, along with two additional bedrooms and another 4 piece bath convenient upper-level laundry. Thoughtful upgrades include blackout blinds on the main and upgraded blinds in all bedrooms, upgraded lighting, mirrors, and designer feature walls.One of the home's standout features is the expansive rooftop patio, offering over 650 sq. ft. of outdoor space across the top levels–perfect for entertaining or enjoying some of Edmonton's most beautiful sunsets. Backing onto a forested area with walking trails, this home provides a rare sense of privacy and connection to nature. This one of only 3 units that running path accessibility.Located just minutes from schools, parks, shopping, and transit, and within walking distance to a newly developed hockey rink, this property combines urban convenience with a serene setting.Don't miss your opportunity to own this exceptional home in one of Edmonton's most stylish and sought-after communities. (id:6769)

- Other 1.44 M x 2.95 M
- Furnace .98 M x 2.00 M
- 2pc Bathroom 1.49 M x 1.43 M
- Living room 5.35 M x 3.90 M
- Dining room 2.81 M x 3.96 M
- Kitchen 3.83 M x 3.96 M
- Other 1.43 M x 1.65 M
- Bedroom 3.42 M x 3.05 M
- Bedroom 3.46 M x 2.64 M
- 4pc Bathroom 1.50 M x 3.21 M
- Laundry room 1.17 M x 1.62 M
- Primary Bedroom 4.37 M x 3.29 M
- Other 3.02 M x 1.50 M
- 4pc Bathroom 3.21 M x 1.51 M

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

