



## Edmonton Alberta

\$668,888

Welcome to Pivot at Rutherford, Averton's award-winning townhouse community offering modern design and low-maintenance living. This upgraded end-unit home features 1,861 sq. ft., 3 bedrooms, and a rare tandem 4-car garage (19' x 31.5') perfect for vehicles, motorcycles, storage, or a home gym. The bright open-concept main floor showcases floor-to-ceiling windows, east-facing morning sun, west-facing sunsets, vinyl flooring, and a stunning kitchen with Quartz countertops, oversized island, and premium stainless steel appliances. Upstairs offers a spacious primary suite with 4-piece ensuite, 2 additional bedrooms, another full bath, and upper laundry. Upgrades include blackout blinds, designer feature walls, upgraded lighting, and mirrors. Enjoy over 650 sq. ft. of rooftop patio space with incredible sunset views. Backing onto forested trails, this is 1 of only 3 units with direct path access. Close to schools, parks, shopping, transit, and a newly developed hockey rink nearby for year-round enjoyment. (id:6769)

Living room 5.35 x 3.90

Dining room 2.81 x 3.96

Kitchen 3.33 x 3.97

Primary Bedroom 4.37 x 3.29

Bedroom 2 3.46 x 2.64

Bedroom 3 3.42 x 3.05

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.markwilbert.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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 trademarks 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.