

\$448,000 - 91 1304 Rutherford Road, Edmonton

MLS® #E4466325

\$448,000

3 Bedroom, 2.50 Bathroom, 1,557 sqft

Condo / Townhouse on 0.00 Acres

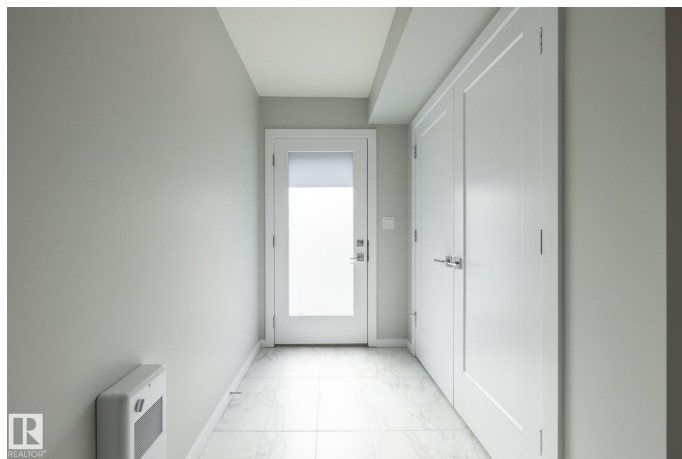
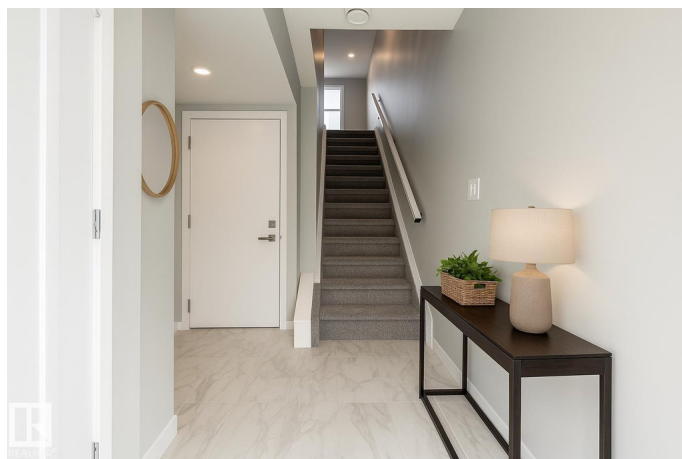
Rutherford (Edmonton), Edmonton, AB

Experience maintenance-free living in the desirable Southwest community of Rutherford. This spacious 3-storey townhouse offers over 1500 sq ft of bright, modern living with floor-to-ceiling windows and stylish vinyl plank flooring. The open-concept main floor features a sleek white kitchen with quartz counters, a pantry, and plenty of space to entertain. Enjoy the comfort of yours and mine's ensuite sinks, upper-level laundry, A/C, LED lighting, and abundant storage. The large primary bedroom is filled with natural light, complemented by two additional generously sized rooms—ideal for kids, guests, or a home office. With a single attached garage, tandem driveway parking, and close proximity to schools, parks, and everyday amenities, this home blends contemporary ease with community convenience. SOME PHOTOS ARE VIRTUALLY STAGED.

Built in 2023

Essential Information

MLS® #	E4466325
Price	\$448,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,557
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	91 1304 Rutherford Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Partially Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Johnny Bright School
Middle	Johnny Bright School
High	Dr. Anne Anderson School

Additional Information

Date Listed	November 20th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$118

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Listing information last updated on November 21st, 2025 at 9:02am MST