

\$292,200 - # 97 1304 Rutherford Road Sw, Edmonton

MLS® #E4195679

\$292,200

2 Bedroom, 2.00 Bathroom, 924 sqft
Condo / Townhouse on 0 Acres

Rutherford, Edmonton, AB

Excellence is panoramic in the AWARD WINNING community of Pivot by Averton. Welcome to this masterpiece townhouse that has pushed the limits of traditional home design. Highlights include all-quartz countertops and luxury flooring, high-end appliances, true 9ft ceilings, and floor to ceiling windows and NEST doorbell. The unique oversized windows evoke an airy atmosphere which is further encouraged by the open riser style stairs. This charming townhome is ideal for the first time home buyer or real estate investor! Designed to be the most livable townhouse community in Edmonton, Pivot is conveniently located within walking distance of schools, parks, shopping, transit, and mature tree lined trails, perfect for dog lovers. Quick access to Anthony Henday leaves major shopping centres minutes away and only a short commute to Downtown and Whyte Ave as well as nearby golf courses. Welcome home!

Built in 2018

Essential Information

MLS® #	E4195679
Price	\$292,200
Bedrooms	2
Bedrooms Above Grade	2



Bathrooms	2.00
Full Baths	2
Has Ensuite	Y
Square Footage	924
Acres	0.04
Year Built	2018
Property Type	Condo / Townhouse
Building Type	Townhouse
Style	2 Storey

Community Information

Condo Name	Pivot
Address	# 97 1304 Rutherford Road Sw
Area	Edmonton
Community	Rutherford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B4

Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Laundry-In-Suite, No Animal Home, No Smoking Home, Infill Property
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill
Parking	Single Garage Attached
# Garage Parking Spaces	1

Interior

Flooring	Carpet, Ceramic Tile, Laminate Flooring
Goods Included	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1
Basement	None, No Basement
# of Stories	3

Exterior

Exterior	Engineered Wood, Vinyl
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Roof	EPDM Membrane
Construction	Wood Frame
Foundation	Concrete

School Information

Elementary	Johnny Bright
Middle	Johnny Bright
High	Harry Ainlay

Additional Information

Condo Fee	\$85
Condo Fee Includes	Exterior Maintenance, Insurance for Common Areas, Landscape and Snow Removal, Reserve Fund Contributions
HOA Fees	75.00
HOA Fees Freq.	Annually
Front Exposure	North

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.
Listing information last updated on July 9th, 2020 at 10:16pm CDT