

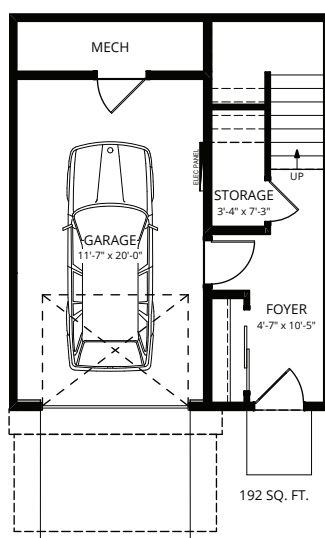


## Berkeley - Urban Collection

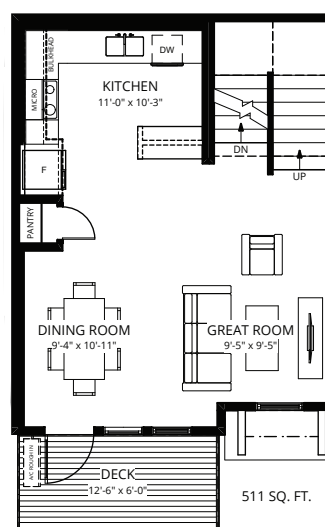
**\$365,800**

2 Bed | 2 Bath  
1,156 Sq.Ft.

Designed for family living, Pivot - located in established, tree-lined Rutherford - features spacious, bright floor plans with unexpected high-end finishes. Backing rich mature trees, each home is pivoted 65-degrees for ultimate privacy. Pivot is designed with impeccably landscaped yards, private garages, and innovative interior design surrounded by walking trails and lush green parks for the whole family to enjoy.



Ground Floor



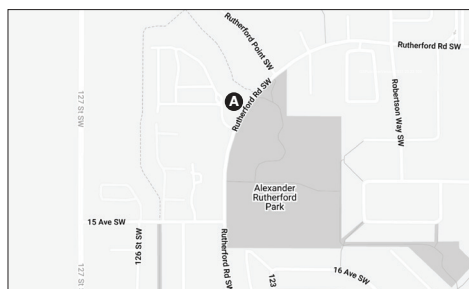
Second Floor



Third Floor

### Location

56-1304 Rutherford Road SW, Edmonton, AB



### Contact

Kristen Bryant - Area Sales Associate  
kbryant@averton.ca or 587.338.5611

### Feature Highlights

- Floor-to-ceiling windows and 9' main floor ceilings offer unobstructed views.
- Design forwarded all-white kitchen palette with warm and durable laminate floors throughout the main level.
- Contemporary, award-winning architecture with black exterior windows.
- Modern kitchen featuring single-lever Kohler faucet and undermounted roomy single-bowl sink.
- Thoughtful details of minimal trim, polished chrome levers, and a single shaker profiled door.
- Large formatted 12" x 24" floor tile for a seamless look.
- Elevate your lifestyle with open riser carpeted stairs.
- LED surface mounts throughout the main floor.