



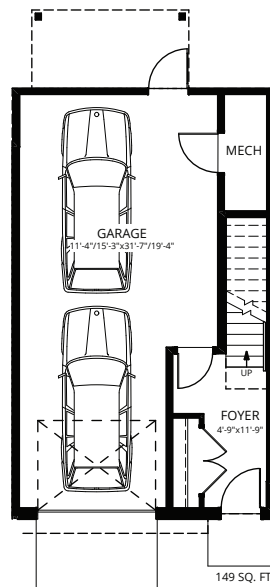
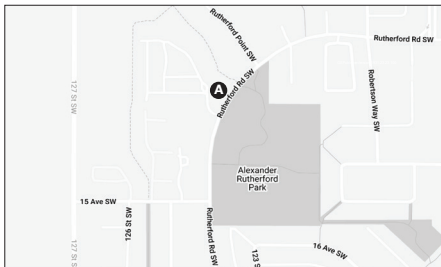
# Tilden - Park Collection

# Immediate Possession

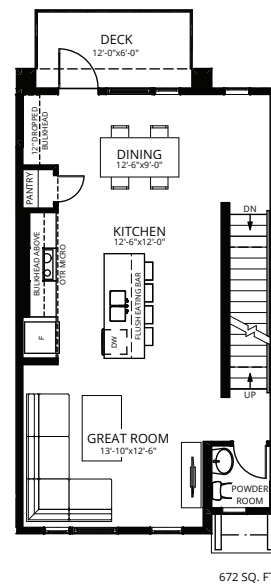
**\$474,900**  
 2 Bed | 2.5 Bath  
 1,558 Sq.Ft.

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.

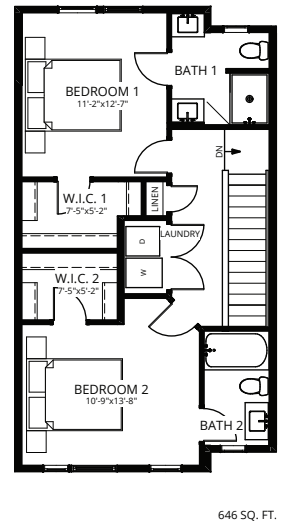
**87-1304 Rutherford Rd SW,  
 Edmonton, AB**



Ground Floor



Second Floor



Third Floor

## Feature Highlights

- Floor-to-ceiling windows and 9' main floor ceilings maximize natural light.
- Quartz countertops throughout the home.
- Laminate flooring adds warmth and durability to open concept main floor kitchen.
- Private slate patio within a quiet backyard offering maintenance-free landscaping.
- Award-winning architecture complimented with black exterior windows.
- Details of minimal trim, polished chrome levers, and a single shaker profile door.
- Form meets function in the kitchen with a modern single-lever Kohler faucet and undermounted roomy single-bowl sink.
- Elevate your lifestyle with open riser carpeted stairs.
- LED surface mounts throughout the main floor with a linear black LED pendant light fixture over the kitchen island.

## Contact

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Images and renderings featured are not representative of actual units, variations may be present. Actual usable floor space may vary from the stated floor area. Prices and specifications are subject to change at any time. E.&O.E. 05/09/2024.