

\$314,500 - 10 12004 22 Avenue, Edmonton

MLS® #E4431044

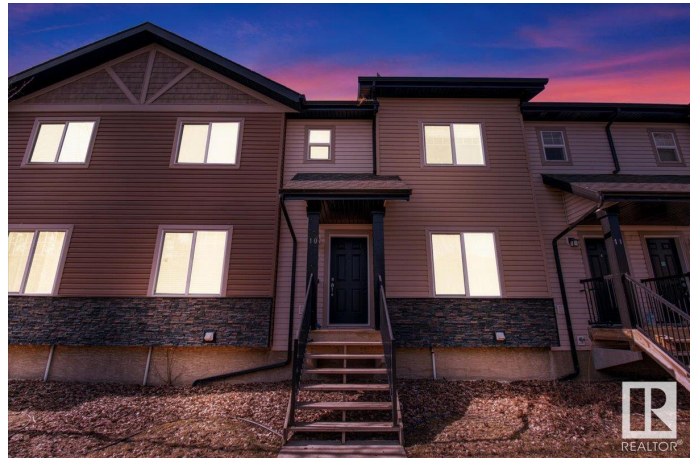
\$314,500

3 Bedroom, 2.50 Bathroom, 1,263 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to your new home in the heart of Rutherford, one of South Edmonton's most sought-after communities. This charming 3-bedrooms, 2.5-baths townhouse offers the perfect blend of comfort, convenience & privacy, all at a price that makes homeownership more affordable than renting. Step inside this modern 2-storey home & you'll find a bright, open-concept layout ideal for modern living. The kitchen flows into the dining & living areas, making it a great space to entertain or enjoy quiet evenings. Upstairs features 3 bedrooms, including a primary suite with its ensuite bathroom. You'll love the double attached garage, offering secure parking & extra storage. Outside, enjoy your private setting, while being just minutes from shopping, schools, public transportation, the community hall & ravine trails—everything you need for a balanced lifestyle. Whether you're a first-time homebuyer, investor, or downsizer, this is a rare opportunity to own in a family-friendly neighborhood at an unbeatable value.



Built in 2011

Essential Information

MLS® # E4431044

Price \$314,500

| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,263 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 10 12004 22 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0T1 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Parking-Visitor, Storage-In-Suite |
| Parking | Double Garage Attached, Insulated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------|
| Elementary | Johnny Bright |
| Middle | Johnny Bright |
| High | Dr. Anne Anderson |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 19 |
| Zoning | Zone 55 |
| Condo Fee | \$335 |

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Listing information last updated on May 5th, 2025 at 7:47pm MDT