

## \$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 | 15               |
| Zoning         | Zone 55          |
| Condo Fee      | \$335            |

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Listing information last updated on May 1st, 2025 at 5:47pm MDT