

## **\$297,000 - 22 12004 22 Avenue, Edmonton**

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MLS® #E4433381

**\$297,000**

3 Bedroom, 2.50 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

**EXCEPTIONAL LOCATION!!! OUTSTANDING  
QUALITY!!! REMARKABLE CONDITION!!!**

This is the unit you have been waiting for in  
RUTHERFORD PARK, best in the complex.

The very impressive 2-storey layout comes  
with double attached garage, 3 bedroom & 2.5  
bath. No cost has been spared in this home.

Central A/C, laminate flooring on the main  
level, granite countertops with mosaic tile  
backsplash in the chef's kitchen, new stainless  
steel appliances, new lighting, painting, and  
the list goes on. Upstairs comes with 3  
spacious bedrooms and 2 full bathrooms  
including an amazing shower in the ensuite.  
Completing the basement is your beautiful  
laundry and lots of storage space. Walk to  
school, bus, shopping all other amenities and  
easy access to all major freeways.



Built in 2011

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4433381  |
| Price          | \$297,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,206     |
| Acres          | 0.00      |

|            |                   |
|------------|-------------------|
| Year Built | 2011              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

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

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 2                                           |
| Has Basement      | Yes                                         |
| Basement          | Partial, Partially Finished                 |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Flat Site, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Vinyl                                       |
| Foundation        | Concrete Perimeter                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 55          |
| Condo Fee      | \$335            |

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Listing information last updated on May 1st, 2025 at 2:17am MDT