

\$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

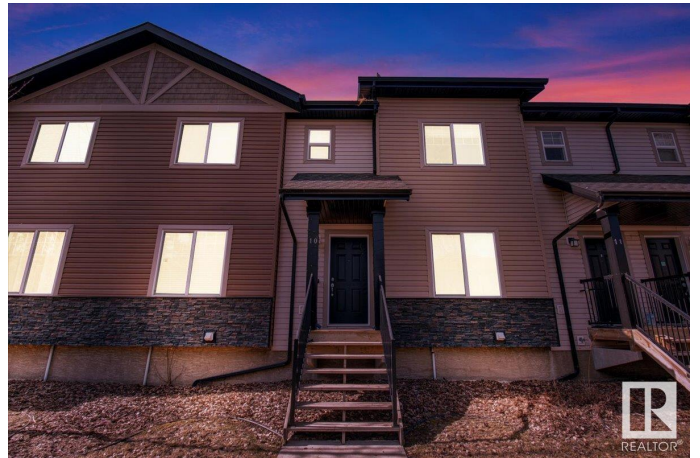
Rutherford (Edmonton), Edmonton, AB

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	4
Zoning	Zone 55
Condo Fee	\$335

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Listing information last updated on April 20th, 2025 at 12:32pm MDT