

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

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	3
Zoning	Zone 55
Condo Fee	\$335

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 8:17pm MDT