

## \$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	3
Zoning	Zone 55
Condo Fee	\$335

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