

## **\$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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