

## \$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 | 11               |
| Zoning         | Zone 55          |
| Condo Fee      | \$335            |

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Listing information last updated on May 11th, 2025 at 8:32pm MDT