

## **\$325,000 - 51 12004 22 Avenue, Edmonton**

MLS® #E4454609

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,265 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

MOVE-IN READY in the family-friendly community of Rutherford! This beautifully maintained townhouse offers nearly 1,265 sq. ft. of living space, 3 bedrooms, 2.5 bathrooms, central A/C, central vacuum, and a double attached garage. The bright, open-concept main floor features a spacious living room and a modern kitchen with dark cabinets, tile backsplash, stainless steel appliances, pantry, eating bar, and direct access to a private deck—perfect for morning coffee. Upstairs boasts a king-sized primary bedroom with a walk-in closet and 3pc ensuite, plus two more bedrooms and a 4pc bath. The basement includes a generous storage area.

Conveniently located close to visitor and street parking. Walking distance to groceries, restaurants, library, and coffee shops. Just minutes to Dr. Anne Anderson school, Rec Centre, parks, and public transportation, with easy access to Anthony Henday and Whitemud. Low condo fees make this an ideal choice for first-time buyers or investors

Built in 2011

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4454609  |
| Price    | \$325,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,265             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 51 12004 22 Avenue    |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0T1               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | On Street Parking, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                                                   |
| Parking        | Double Garage Attached                                              |
| Is Waterfront  | Yes                                                                 |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum Systems, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Partial, Partially Finished                                                                                                                                                           |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                     |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, |

|              |                                       |
|--------------|---------------------------------------|
|              | Schools, Shopping Nearby, Stream/Pond |
| Roof         | Asphalt Shingles                      |
| Construction | Wood, Stone, Vinyl                    |
| Foundation   | Concrete Perimeter                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 55           |
| Condo Fee      | \$335             |

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Listing information last updated on September 3rd, 2025 at 7:32pm MDT