

## \$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	1
Zoning	Zone 55
Condo Fee	\$335

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