

\$309,000 - 30 12004 22 Avenue, Edmonton

MLS® #E4441949

\$309,000

3 Bedroom, 2.50 Bathroom, 1,276 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Exceptionally located and well maintained 2 storey townhouse in Rutherford Park with 3 bedrooms, 2.5 baths and double attached garage, mechanical room and laundry room with stacked washer/dryer on the base level. Conveniently close to shopping, schools, walking/bike paths and access to the Anthony Henday Drive and Ellerslie Road, etc.

Built in 2011

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4441949 |
| Price | \$309,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,276 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

Address 30 12004 22 Avenue



| | |
|-------------|-----------------------|
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0T1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Detectors Smoke |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 14 |
| Zoning | Zone 55 |
| Condo Fee | \$335 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 25th, 2025 at 10:17pm MDT