

\$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	7
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 19th, 2025 at 9:02pm MDT