\$354,900 - 35 12004 22 Avenue, Edmonton

MLS® #E4457455

\$354,900

3 Bedroom, 2.50 Bathroom, 1,387 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully maintained end-unit townhome in the sought-after community of Rutherford! Ideally located just steps from schools, parks, and shopping, this property offers the perfect blend of comfort and convenience ideal for families, professionals, or investors. The bright and inviting main floor features a spacious living area with plenty of natural light. The U-shaped kitchen provides ample counter space for meal prep and flows seamlessly into the dining area, making it perfect for entertaining. Upstairs you'II find three generously sized bedrooms, including a large primary suite with a private 3-piece ensuite. Additional highlights include a double attached garage, convenient laundry, and the ease of low-maintenance condo living giving you more time to enjoy all that Rutherford has to offer.



Essential Information

MLS® # E4457455

Price \$354,900

Bedrooms 3

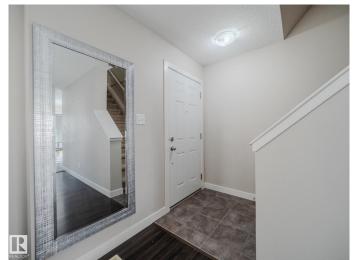
Bathrooms 2.50

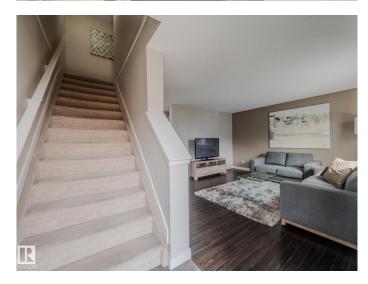
Full Baths 2

Half Baths 1

Square Footage 1,387







Acres 0.00 Year Built 2011

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

Community Information

Address 35 12004 22 Avenue

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0T1

Amenities

Amenities Detectors Smoke, No Smoking Home

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator,

Stacked Washer/Dryer, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Partial, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 12th, 2025

Days on Market 2

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 September 14th, 2025 at 6:17am MDT