

## \$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'll 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.

Built in 2011

### 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
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Days on Market	2
Zoning	Zone 55
Condo Fee	\$335

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Listing information last updated on September 14th, 2025 at 6:17am MDT