\$449,000 - 12220 18 Avenue, Edmonton

MLS® #E4443764

\$449.000

3 Bedroom, 2.50 Bathroom, 1,375 sqft Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this charming two-story home in the heart of Rutherfordâ€"a family-friendly community known for its parks, top-rated schools, and unbeatable convenience! This beautifully maintained home offers 3 spacious bedrooms, 3 bathrooms, and a finished basement, providing plenty of room for growing families. The main floor features an open layout with a cozy living area with gas fire place, functional kitchen, and space to entertain or relax. Upstairs, you'II find a generous primary suite with an ensuite bath, along with two additional bedrooms and another full bath. The finished basement adds valuable living spaceâ€"perfect for a rec room, home office, or gym. Outside, enjoy a private backyard, double detached garage and walking distance access to playgrounds, schools, and just minutes from the Anthony Henday. Other improvements include Central AC and High Efficiency Furnace in 2024, shingles 2021. Move-in ready and ideally locatedâ€"this Rutherford gem is ready to welcome you home!







Built in 2004

Essential Information

MLS® # E4443764 Price \$449,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,375

Acres 0.00

Year Built 2004

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 12220 18 Avenue

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1S3

Amenities

Amenities Deck

Parking Double Garage Detached, Over Sized

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator,

Stove-Electric, Washer, Window Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Schools, Shopping Nearby, Treed Lot

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 22nd, 2025

Days on Market 4

Zoning Zone 55

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