

# \$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 Rutherford—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’ll find a generous primary suite with an ensuite bath, along with two additional bedrooms and another full bath. The finished basement adds valuable living space—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 located—this Rutherford gem is ready to welcome you home!

Built in 2004

## Essential Information

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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	1
Zoning	Zone 55

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