

Courtesy Of Nikola Jankovic Of Sweetly

## \$550,000 - 12047 20 Avenue, Edmonton

MLS® #E4426204

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,830 sqft  
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to the family friendly community of Rutherford! This stunning home is packed with upgrades you'll love including; New A/C, Furnace, HWT, Garage Heater, and Leaf filter evertrough. Nestled on an impressive PIE-SHAPED LOT, the beautifully landscaped exterior boasts a newly levelled driveway in the front and a spacious deck in the rear—perfect for summer gatherings. Step inside to an inviting open concept layout filled with natural light and gorgeous hardwood floors throughout the main level. The cozy living room features a stylish slate-tiled gas fireplace, creating a warm atmosphere. The kitchen has been tastefully upgraded with a new refrigerator and chic tile backsplash. Completing the main floor are a convenient 2-piece bath and a laundry area with new washer+dryer. Upstairs, you'll discover a lovely primary suite with walk-in closet and a 4pc ensuite. Two additional bedrooms, a spacious bonus room, and 4pc bathroom finish this floor. The basement features new flooring + large family room & bar!

Built in 2005

### Essential Information

MLS® #	E4426204
Price	\$550,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,830
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12047 20 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0A8

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Johnny Bright School
Middle	Johnny Bright School
High	Dr. Anne Anderson School

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	21
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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