

\$559,900 - 12359 20 Avenue, Edmonton

MLS® #E4450301

\$559,900

3 Bedroom, 2.50 Bathroom, 2,124 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to your piece of paradise in Rutherford! Absolutely spotless 2-Story home in prime location, sitting on a massive pie shape lot. The functional open concept floor plan is perfect for living & entertaining! Large kitchen offers plenty of cabinetry, ample counter space, ceramic backsplash, corner pantry & a center island w/ seating. A sizable window allows tons of natural light into the spacious dining area. Garden door leads to a two-tiered deck, surrounded by an oasis backyard, which features a lush greenery/mature landscaping, perfect for relaxation. Cozy living room has a gas fireplace & built-in cabinets. Main floor is completed with a powder room & welcoming foyer. Upstairs has a bonus room w/ vaulted ceiling and a gas fireplace. The primary has 5pc ensuite w/ walk-in closet, double sinks, shower & luxurious soaker tub. 2 good-sized bedrooms, 4pc bath & laundry room. engineered hardwood, HEPA PurAir filter & AC. Heated, oversized double attached garage. You will be proud to call it your home!



Built in 2006

Essential Information

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Price \$559,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,124
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12359 20 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Y1

Amenities

Amenities	Air Conditioner, Deck, Front Porch, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	105
HOA Fees Freq.	Annually

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