

\$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

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 | 7 |
| Zoning | Zone 55 |

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