

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 | 24               |
| Zoning         | Zone 55          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 11th, 2025 at 12:17am MDT