

Courtesy Of Viktoriya V Finkbeiner Of Century 21 Leading

\$614,900 - 12332 20 Avenue, Edmonton

MLS® #E4426704

\$614,900

5 Bedroom, 3.50 Bathroom, 2,379 sqft
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This fully finished 2-storey home offers the perfect blend of comfort, space, & ideal location, **BACKING ONTO PARK** with pond & endless walking trails. Situated in a family-friendly neighbourhood with desirable schools, community league, easy access to amenities & shopping, perfect for a growing family! Public transportation is steps away & future LRT line coming is walking distance away. Main floor features plenty of windows for natural light & gorgeous views, spacious open-concept living area, & large office at the front, well laid out kitchen & large mudroom. Upstairs, you'll find 4 bedrooms, including a primary suite with large ensuite & executive walk-in closet with organizers. Convenient upstairs laundry. Fully finished basement adds 5th bedroom, an office with storage closet, & large entertainment area, plus full bathroom. Outside, enjoy beautiful backyard with views of the park & pond. For added convenience, home includes Air Conditioning & double oversized finished garage for more storage!

Built in 2005

Essential Information

MLS® #	E4426704
Price	\$614,900
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,379
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12332 20 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Y1

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Over Sized

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	March 20th, 2025
Days on Market	15
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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