

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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Listing information last updated on April 4th, 2025 at 8:32pm MDT