# \$550,000 - 12047 20 Avenue, Edmonton

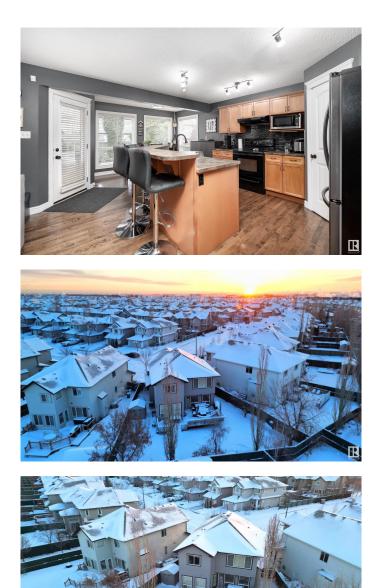
MLS® #E4426204

#### \$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 rearâ€"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
Туре	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	18
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on April 5th, 2025 at 6:02am MDT