

## **\$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	17
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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