

## \$450,000 - 12003 19 Avenue, Edmonton

MLS® #E4437589

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,367 sqft  
Single Family on 0.00 Acres

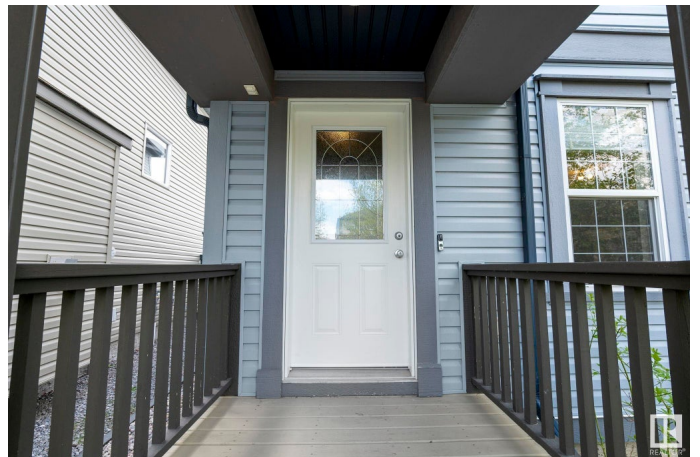
Rutherford (Edmonton), Edmonton, AB

STOP PAYING RENT and get into home ownership is this picture perfect 2-storey in Rutherford! You'll feel at home the moment you walk in the door to the large entry. Open floor plan with great living room; complete with large windows and gas fireplace. Onto the kitchen with a large island for prep and beautiful corner window. Dining area is a great space to host family and friends. Upstairs you'll find the large master bedroom with walk in closet and 4pc ensuite. 2 more bedrooms are great for kids, guests or a home office. Basement is undeveloped and ready for whatever use you can dream up! Head outside to the south facing new deck. Yard is fully fenced and perfect to keep kids or pets contained. Double detached garage is ideal for keeping snow off the car! Great location, close to schools, shopping, transit and more!!!

Built in 2006

### Essential Information

MLS® #	E4437589
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,367



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12003 19 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1W5

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 24th, 2025 at 10:02pm MDT