

## \$479,900 - 12056 19 Avenue, Edmonton

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MLS® #E4425477

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Renovated immaculate beautiful 2 story house with a finished basement with laundry and a double detached garage. Open concept floor plan on the main floor, with a gas fireplace in the living room. 3 large bedrooms upstairs, all with walk in closets. The primary bedroom has an en-suite 4 piece bathroom and a larger walk in closet. Large backyard and an amazing double detached garage, in a quiet family friendly neighbourhood with all the amenities close by.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4425477               |
| Price          | \$479,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,250                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12056 19 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1W5               |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Front Porch      |
| Parking   | Double Garage Detached |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, G<br>Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                 |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                                  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Fl<br>Transportation, Schools, Sho |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 55          |

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Listing information last updated on April 21st, 2025 at 3:47am MDT

