

\$459,900 - 12039 18 Avenue, Edmonton

MLS® #E4452602

\$459,900

3 Bedroom, 2.50 Bathroom, 1,362 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautiful Pacesetter-built 2-storey tucked away on a quiet street in Rutherford, offering charm, upgrades, and a fantastic family-friendly location. You'll be welcomed by a large front verandah—perfect for morning coffee in the privacy of your yard—before stepping inside to an open-concept main floor with upgraded baseboards, trim, and a stylish front door. The bright living room features a gas fireplace and large window for abundant natural light, while the kitchen offers cinnamon maple cabinets, a large island, and stainless steel appliances. Laminate floors flow throughout the main level, with a convenient half bath at the back entry leading to your deck with privacy walls, landscaped yard, and double detached garage. Upstairs, the spacious primary bedroom boasts a 4-piece ensuite and his-and-hers closets, joined by two additional bedrooms and another full bath. The undeveloped basement is ready for your personal touch, complete with a brand new furnace and HWT (Sept 2025).

Built in 2005

Essential Information

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Price \$459,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12039 18 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1W3

Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, Front Porch
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 12th, 2025
Days on Market	38
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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