

## \$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—all in a wonderful community close to parks, schools, and shopping.

Built in 2005

### Essential Information

MLS® # E4452602

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 | 17                |
| Zoning         | Zone 55           |
| HOA Fees       | 150               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 29th, 2025 at 9:17pm MDT