

## \$275,000 - 12 12050 17 Avenue, Edmonton

MLS® #E4424965

**\$275,000**

2 Bedroom, 1.50 Bathroom, 992 sqft  
Condo / Townhouse on 0.00 Acres

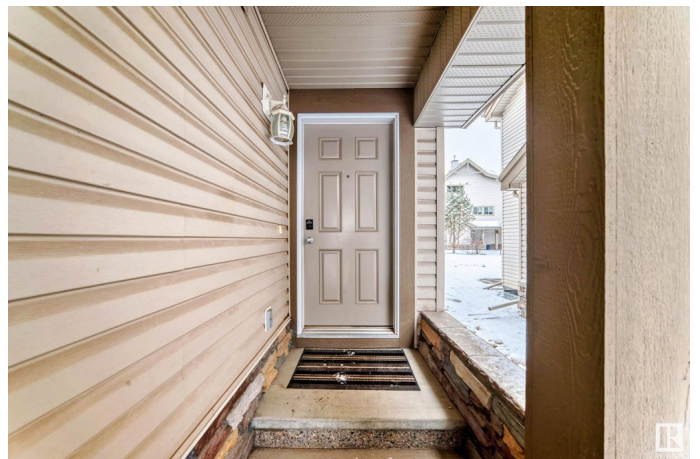
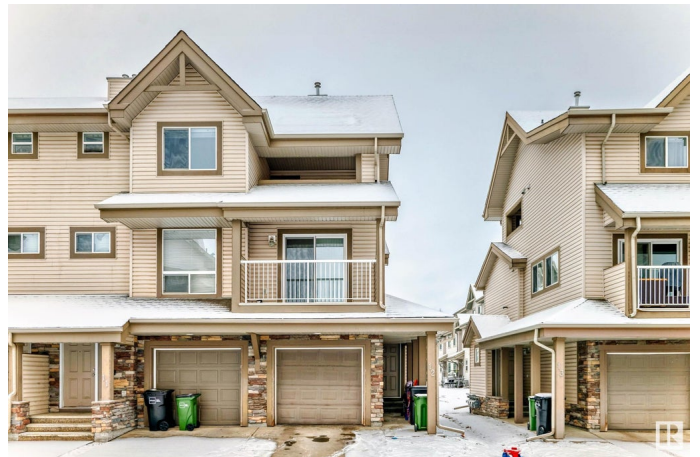
Rutherford (Edmonton), Edmonton, AB

Discover this ideal end-unit townhome in Rutherford! Enjoy an attached garage, walkability to schools and parks, and a spacious, open-concept layout. Featuring new carpets upstairs, a high-efficiency furnace, and ample parking (garage, pad, and visitor), this home offers convenience and comfort. The main floor boasts a large living area, a dining space perfect for flexible use, and a well-equipped kitchen. Two generous bedrooms and laundry are located upstairs. Don't miss this opportunity!

Built in 2007

### Essential Information

MLS® #	E4424965
Price	\$275,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	992
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active



## Community Information

Address	12 12050 17 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X4

## Amenities

Amenities	Detectors Smoke, No Smoking Home, Parking-Extra, Parking-Visitor
Parking	Single Garage Attached

## Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 10th, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$241

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Listing information last updated on March 13th, 2025 at 11:17am MDT