

\$289,900 - 40 12050 17 Avenue, Edmonton

MLS® #E4432522

\$289,900

2 Bedroom, 1.50 Bathroom, 1,006 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Style+charm welcomes you to this gorgeous upgraded end unit,situated in one of the best locations in the complex,backing a green space+walking path.The main floor boasts a spacious open concept design.The kitchen has updated contemporary grey cabinets,stainless appliances+dining area.The bright+spacious living room has beautiful wide plank laminate floors(extending through the main)+a sliding door to the patio/green space.Completing the main floor is a front entry,2pc bath+access to the single car garage.The upper level offers a large primary bedroom with walk-in closet.There is a second bedroom,4pc bath+laundry room.The basement is unfinished+awaiting your personal touch.Other Upgrades:Fresh Paint,Newer Hot Water Tank+Sump Pump.Located in the wonderful community of Rutherford+only a short distance to walking paths,schools, parks,transit,shopping,restaurants+a short drive to major freeways+the airport.This unit is the perfect place for a first time home buyer,small family or investor. Move in and enjoy!

Built in 2007

Essential Information

MLS® #

E4432522



| | |
|----------------|-------------------|
| Price | \$289,900 |
| Bedrooms | 2 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,006 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 40 12050 17 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1X4 |

Amenities

| | |
|----------------|--|
| Amenities | On Street Parking, Parking-Visitor, Patio, Storage-In-Suite, See Remarks |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |

Interior

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

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

| | |
|-------------------|---|
| Exterior Features | Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|--------------------------|
| Elementary | Johnny Bright School |
| Middle | Johnny Bright School |
| High | Dr. Anne Anderson School |

Additional Information

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|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 55 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$238 |

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Listing information last updated on May 2nd, 2025 at 7:17am MDT