

## \$290,000 - 12050 17 Avenue, Edmonton

MLS® #E4442418

**\$290,000**

2 Bedroom, 1.50 Bathroom, 1,095 sqft  
Condo / Townhouse on 0.00 Acres

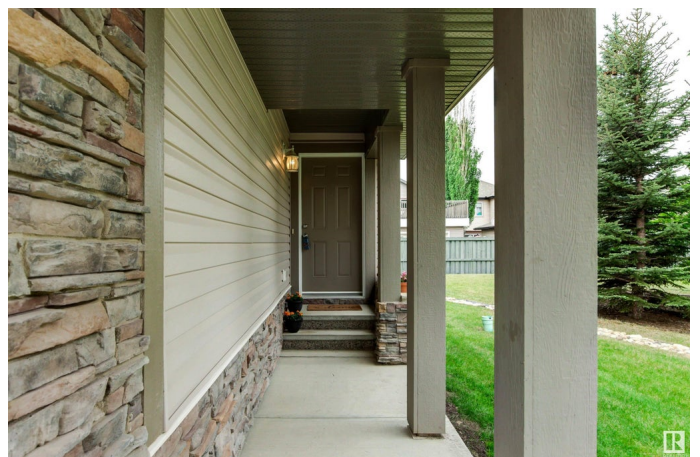
Rutherford (Edmonton), Edmonton, AB

Welcome to Solaris in the family community of Rutherford, offering walking paths, schools, parks, easy access to the Henday, & more. Set foot in this well maintained unit, the words fresh, bright & clean all come to mind. At almost 1100 Sqft, this 2 bed, 1.5 bath, 2 story end unit townhome features an open concept main floor with a spacious kitchen, complete with maple cabinets, stainless appliances, a functional dining room & cozy living room. Watch your kids play in the park like green space from your own patio with gas hookup. Upstairs there is the primary suite with walk in closet & access to the main bath. A generous 2nd bedroom, walk in closet, handy laundry & central vac complete this level. You get ample parking with the attached single garage, driveway & visitor parking. You can develop the basement into a playroom, gym or bedroom. The possibilities are endless! With a healthy reserve fund, low condo fees of \$244.80/mo, back of a cul de sac & no units behind you, it's time to move right in!

Built in 2005

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4442418  |
| Price    | \$290,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,095             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                                                                        |
| Parking        | Single Garage Attached                                                                                                   |

### Interior

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

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 55         |
| HOA Fees       | 75              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$245           |

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Listing information last updated on June 16th, 2025 at 4:47am MDT