Courtesy Of Jaclyn N Horne Of MaxWell Progressive

$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

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

Additional Information

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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