

\$295,900 - 124 12050 17 Avenue, Edmonton

MLS® #E4433936

\$295,900

2 Bedroom, 1.50 Bathroom, 1,107 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Corner unit Newly upgraded townhome in Rutherford- This end unit is nestled among trees and green space, featuring new vinyl flooring, fresh paint, and kitchen cabinets, countertops, and appliances. The main floor boasts a spacious entrance with a powder room, along with a well-sized kitchen, dining area, and cozy living room. The glass patio door off dining area leads opening onto a concrete patio overlooking green space and connecting to a walking path. Upstairs, youâ€™ll find two generously sized bedrooms; the master includes a large walk-in closet plus an additional closet. There is also a full bathroom, and 2nd floor laundry. The unfinished basement offers ample storage space or the opportunity to create it to a home gym. With LOW CONDO FEES of \$241.45, this property is ideal for first-time homebuyers or as an investment. Quiet location, 8 minutes walk to Johnny Bright School, easy access to shopping, transit, and the Anthony Henday. This one won't last!

Built in 2005

Essential Information

MLS® #	E4433936
Price	\$295,900
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,107
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	124 12050 17 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X4

Amenities

Amenities	See Remarks
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	220
HOA Fees Freq.	Annually
Condo Fee	\$241

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