

## \$325,000 - 79 12050 17 Avenue, Edmonton

MLS® #E4436543

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,436 sqft

Condo / Townhouse on 0.00 Acres

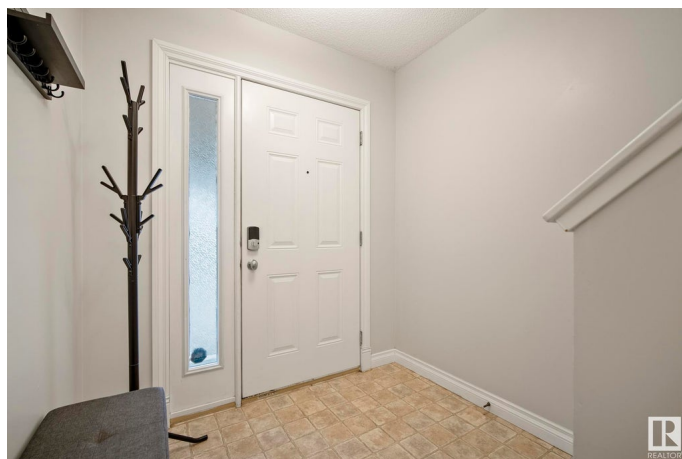
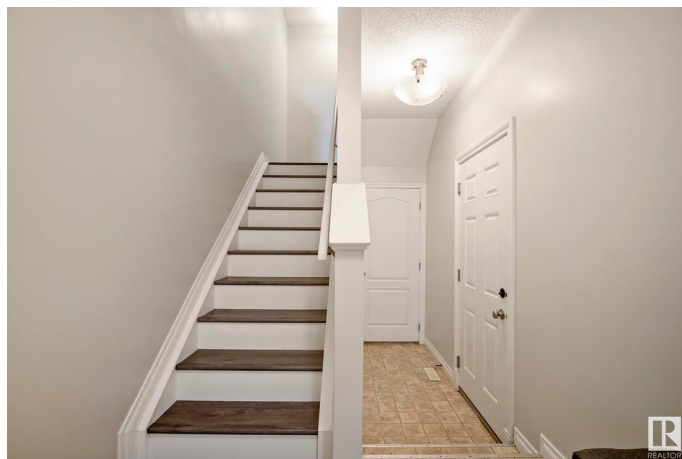
Rutherford (Edmonton), Edmonton, AB

Easy living, a functional layout, and a prime Rutherford locationâ€”everything you need, right where you want it! This bright and inviting townhome brings the energy with an open-concept main floor, tons of natural light, stainless steel appliances, and a handy half bath. Upstairs, the spacious primary suite features a walk-in closet and 4-piece ensuite. Two more bedrooms, a full bath, and convenient upstairs laundry complete the upper level. Attached garage? Check. Schools, trails, and shopping just minutes away? Absolutely. This is stylish, low-maintenance living at its best!

Built in 2005

### Essential Information

MLS® #	E4436543
Price	\$325,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse



Style	2 Storey
Status	Active

### Community Information

Address	79 12050 17 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X4

### Amenities

Amenities	Detectors Smoke, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
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, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	10
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually

Condo Fee                    \$302

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Listing information last updated on May 25th, 2025 at 4:17pm MDT