

## **\$329,000 - 103 12050 17 Avenue, Edmonton**

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MLS® #E4431601

**\$329,000**

3 Bedroom, 2.50 Bathroom, 1,457 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This beautifully maintained end-unit townhome, situated in a tranquil pocket of Rutherford, offers a blend of convenience, comfort & functionality certain to impress. Stepping through the spacious foyer and heading upstairs, an open-concept living area floods with natural light. Flowing from the bright living room, the kitchen features ample cabinets & counter space, a pleasant view of the green space from the sink, & a balcony equipped with natural gas hook up that's perfect for entertaining. All three upstairs bedrooms are generously sized, with two walk-in closets, a full main bath and full ensuite bath. Enjoy hassle-free 2nd floor laundry, and also appreciate a more private view of the green space from a second covered balcony. The unfinished basement offers additional space, awaiting your own customization to suit your needs. Ideally located, you're minutes from walking trails, schools, shopping, and public transportation including the future LRT expansion, with quick access to Anthony Henday & QEII.

Built in 2005

### **Essential Information**

MLS® # E4431601

Price \$329,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,457
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	103 12050 17 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X4

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Flat Site, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
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 18th, 2025
Days on Market	14
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$302

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