

## **\$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 |
|----------|--------------------|

|                   |  |
|-------------------|--|
| 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 | 15               |
| Zoning         | Zone 55          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$302            |

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Listing information last updated on May 3rd, 2025 at 7:02am MDT