

## **\$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**

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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
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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	7
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$238

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