

## \$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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