

## \$310,000 - 46 12050 17 Avenue, Edmonton

MLS® #E4427933

**\$310,000**

3 Bedroom, 2.50 Bathroom, 1,374 sqft  
Condo / Townhouse on 0.00 Acres

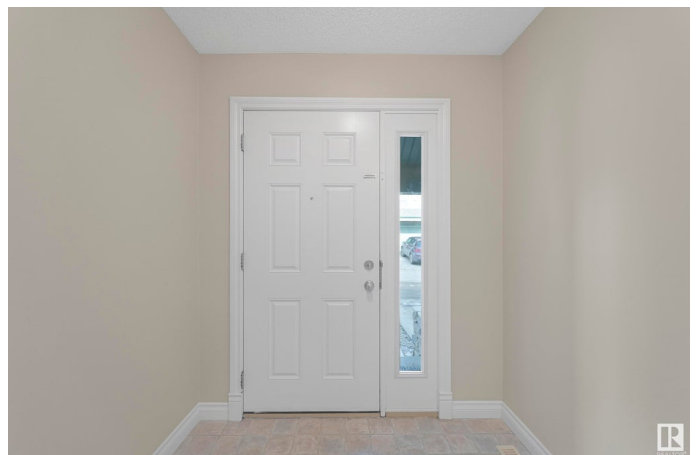
Rutherford (Edmonton), Edmonton, AB

Step into this beautifully maintained FRESHLY PAINTED 3-bedroom, 3-bathroom END UNIT townhome. Where modern style meets ultimate comfort! The open-concept main level boasts a sleek, sunlit kitchen with a center island, tons of storage space, ample dining space and a balcony with a BBQ gas hookup—perfect for entertaining. The spacious living area is warm and inviting, ideal for relaxing or hosting guests. Upstairs, the primary suite offers a walk-in closet, full ensuite. Above also boasts a SECOND private covered balcony with stunning views. Two additional bedrooms, a second full bath, and the convenience of TOP FLOOR LAUNDRY! Looking for extra potential? The unfinished basement is a blank canvas for your personal touch or for ultimate storage potential! Situated in a well-managed complex with low condo fees, this turn-key home offers newer carpets 2023, HW tank June 2019 and a quick possession. Don't miss out!

Built in 2007

### Essential Information

MLS® #	E4427933
Price	\$310,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	46 12050 17 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X4

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Parking-Visitor
Parking	Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$295

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Listing information last updated on April 4th, 2025 at 10:32pm MDT