

## \$330,000 - 79 12050 17 Avenue, Edmonton

MLS® #E4454131

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,436 sqft

Condo / Townhouse on 0.00 Acres

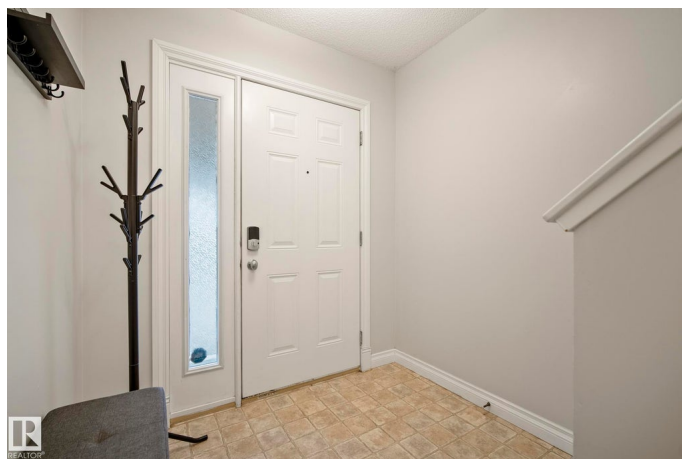
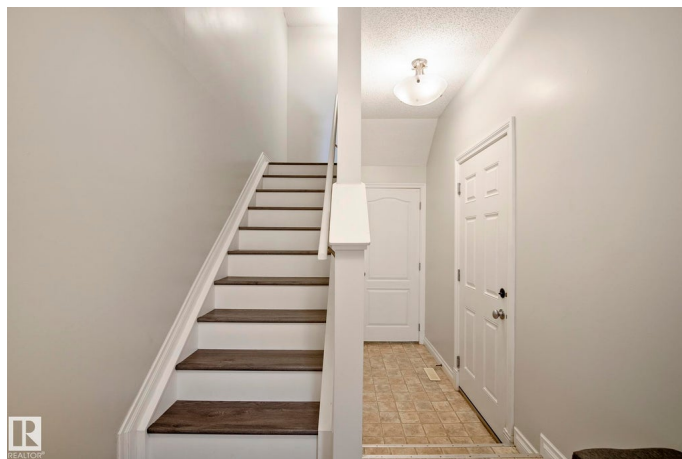
Rutherford (Edmonton), Edmonton, AB

Easy living, a functional layout, and a prime Rutherford location—everything you need, right where you want it! This bright and inviting townhome brings the energy with an open-concept main floor, tons of natural light, stainless steel appliances, and a handy half bath. Upstairs, the spacious primary suite features a walk-in closet and 4-piece ensuite. Two more bedrooms, a full bath, and convenient upstairs laundry complete the upper level. Attached garage? Check. Schools, trails, and shopping just minutes away? Absolutely. This is stylish, low-maintenance living at its best!

Built in 2005

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4454131          |
| Price          | \$330,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,436             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 79 12050 17 Avenue    |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1X4               |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Vinyl Windows |
| Parking   | Single Garage Attached                                    |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Vinyl                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 55           |
| HOA Fees       | 50                |
| HOA Fees Freq. | Annually          |

Condo Fee                      \$302

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Listing information last updated on August 25th, 2025 at 10:47pm MDT