

\$325,000 - 79 12050 17 Avenue, Edmonton

MLS® #E4436543

\$325,000

3 Bedroom, 2.50 Bathroom, 1,436 sqft

Condo / Townhouse on 0.00 Acres

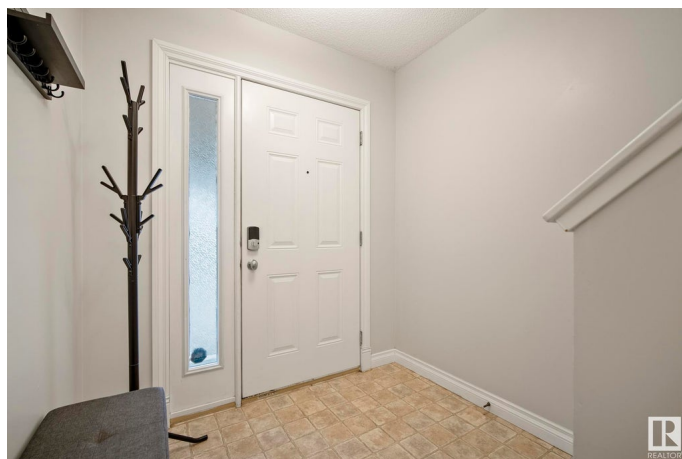
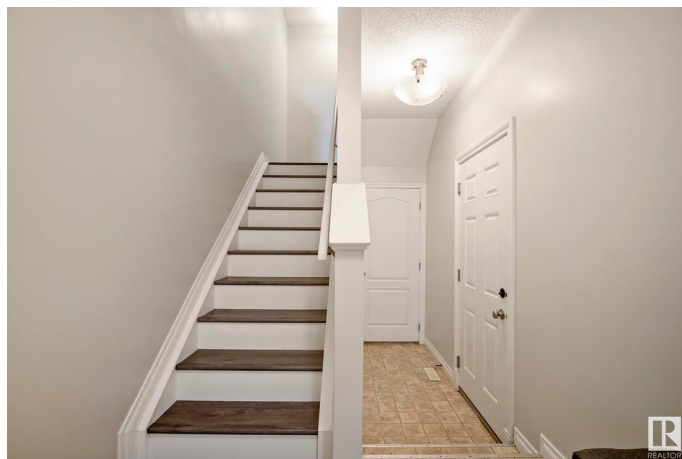
Rutherford (Edmonton), Edmonton, AB

Easy living, a functional layout, and a prime Rutherford locationâ€”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® #	E4436543
Price	\$325,000
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	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	May 15th, 2025
Days on Market	17
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually

Condo Fee \$302

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 1st, 2025 at 4:17pm MDT