

\$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 | 9 |
| Zoning | Zone 55 |
| HOA Fees | 220 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$241 |

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Listing information last updated on May 11th, 2025 at 6:02pm MDT