

## \$288,000 - 33 12050 17 Avenue, Edmonton

MLS® #E4425188

**\$288,000**

2 Bedroom, 1.50 Bathroom, 1,108 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Discover this bright and open 2 bedroom end-unit townhouse in the desirable Rutherford neighborhood. Steps from walking trails, this well-designed home features a spacious living room with a large window, an open kitchen with maple cabinets overlooking the backyard and a dining area with a sliding door to a concrete patio with a BBQ gas outlet. The main floor includes a 2 piece guest bath and access to the single attached garage with a parking pad. Upstairs, find 2 bedrooms, a 4 piece bath with a second door to the primary bedroom, and a convenient laundry area. The unfinished basement offers storage and potential for a future den. Enjoy low condo fees and ample visitor parking in a quiet location close to schools, parks, shopping, and public transit, with easy access to Anthony Henday and QEII. This bright and functional townhouse is ready for your personal touch!

Built in 2007

### Essential Information

MLS® #	E4425188
Price	\$288,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,108
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	33 12050 17 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X4

### Amenities

Amenities	Parking-Visitor, See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 12th, 2025
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Days on Market	1
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Monthly
Condo Fee	\$245

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