

\$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

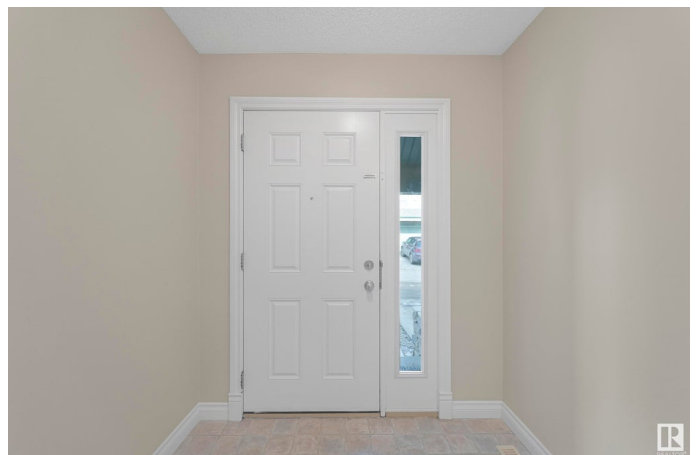
Rutherford (Edmonton), Edmonton, AB

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	9
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$295

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Listing information last updated on April 6th, 2025 at 5:17am MDT