

\$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

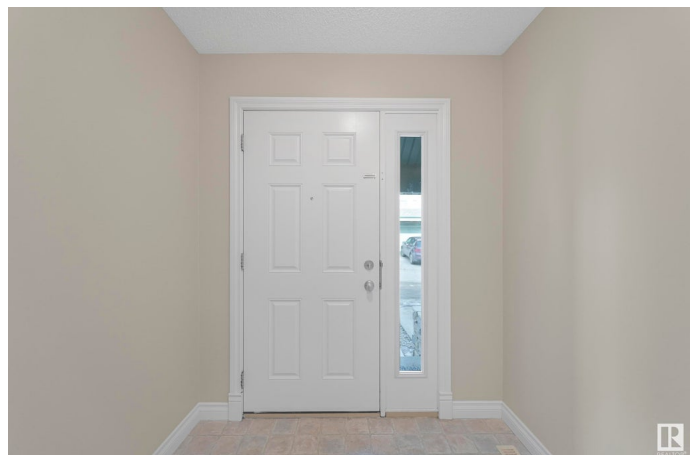
Rutherford (Edmonton), Edmonton, AB

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 | 7 |
| Zoning | Zone 55 |
| HOA Fees | 75 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$295 |

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Listing information last updated on April 4th, 2025 at 5:32pm MDT