

## \$340,000 - 39 12050 17 Avenue, Edmonton

MLS® #E4440822

**\$340,000**

3 Bedroom, 2.50 Bathroom, 1,385 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

**DOWNTOWN VIEWS.** Best location. **TURN KEY UPDATED** 3-bedroom, 3-bathroom **END UNIT** townhome, perfectly blending modern style and ultimate comfort! Step into the open-concept main floor. **NEW** luxury vinyl flooring sets the tone, and the sleek kitchen steals the show with granite countertops and stainless steel appliances. The spacious dining area is perfect for family dinners or hosting friends. The ceramic tile entry and bathrooms bring that extra touch of sophistication. Plus, step outside to 1 of 2 covered balconies w BBQ hookupâ€™itâ€™s grilling season all year long! The spacious living room is flooded with natural light thanks to the **EXTRA** windows, that are looking out onto greenspace. Upstairs, the master suite offers a walk-in closet and a full ensuite, while the second private, covered balcony provides stunning DT viewsâ€™your personal escape from the hustle and bustle. 2 additional bedrooms, a 2nd full bath, and the **NEW** top-floor laundry make this home as practical as it beautiful. **LOW CONDO FEES** too **WOW!**

Built in 2007

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4440822  |
| Price  | \$340,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,385             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 39 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, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Rooftop Deck/Patio |
| Parking Spaces | 2  |
| Parking        | Over Sized, Single Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Landscaped, |

|              |   |
|--------------|---|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Vinyl                                     |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 55        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$295          |

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Listing information last updated on June 17th, 2025 at 4:47pm MDT