

\$349,000 - 18 12050 17 Avenue, Edmonton

MLS® #E4465685

\$349,000

3 Bedroom, 2.50 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

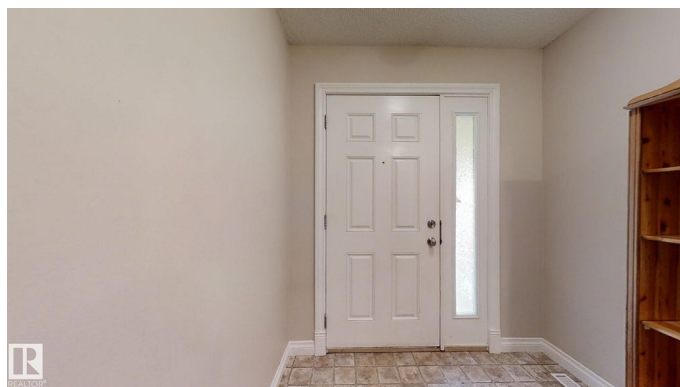
Rutherford (Edmonton), Edmonton, AB

Fantastic attached garage 3 bedroom Townhouse for sale in Rutherford community walking distance from 2 good schools-Johnny Bright & Monsignor Fee Otterson Elementary & Junior High School. The condo development is connected to the school via a private bike lane/walking trail so kids can walk to school without having to cross any main roads. This Townhouse also comes with a basement that has a SEPARATE ENTRY located by the garage. The townhouse has 3 bedrooms and 2 balconies. The first balcony faces the front yard and is located on the living room level. The second balcony faces the the back yard and is located on the upper level beside the Primary bedroom. The Townhouse also have two 4-piece washrooms upstairs and one 1/2 washroom on the main level. The laundry is located upstairs.

Built in 2007

Essential Information

MLS® #	E4465685
Price	\$349,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,252



Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	18 12050 17 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X4

Amenities

Amenities	No Smoking Home, Patio
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Monsignor Fee Otterson
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Middle

Monsignor Fee Otterson

Additional Information

Date Listed	November 13th, 2025
Days on Market	7
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$274

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Listing information last updated on November 20th, 2025 at 3:02am MST