

## \$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	22
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$295

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