

## \$290,000 - 12050 17 Avenue, Edmonton

MLS® #E4442418

**\$290,000**

2 Bedroom, 1.50 Bathroom, 1,095 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Solaris in the family community of Rutherford, offering walking paths, schools, parks, easy access to the Henday, & more. Set foot in this well maintained unit, the words fresh, bright & clean all come to mind. At almost 1100 Sqft, this 2 bed, 1.5 bath, 2 story end unit townhome features an open concept main floor with a spacious kitchen, complete with maple cabinets, stainless appliances, a functional dining room & cozy living room. Watch your kids play in the park like green space from your own patio with gas hookup. Upstairs there is the primary suite with walk in closet & access to the main bath. A generous 2nd bedroom, walk in closet, handy laundry & central vac complete this level. You get ample parking with the attached single garage, driveway & visitor parking. You can develop the basement into a playroom, gym or bedroom. The possibilities are endless! With a healthy reserve fund, low condo fees of \$244.80/mo, back of a cul de sac & no units behind you, it's time to move right in!

Built in 2005

### Essential Information

MLS® #	E4442418
Price	\$290,000
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,095
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$245

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