

\$290,000 - 108 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!

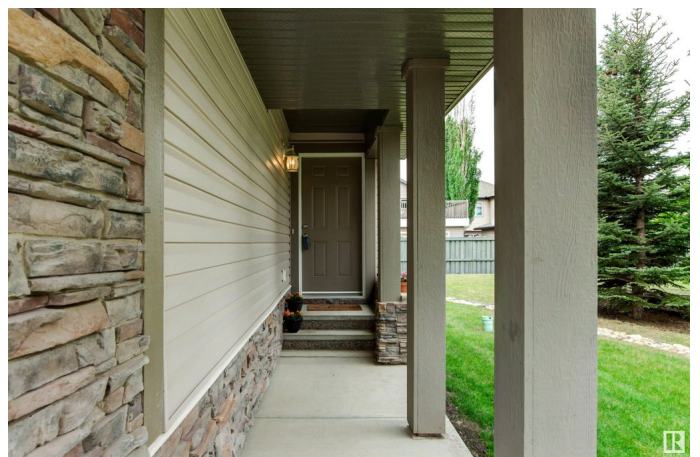
Built in 2005

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 | 108 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 | 7 |
| Zoning | Zone 55 |
| HOA Fees | 75 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$245 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 10:32am MDT