

\$277,500 - 53 12050 17 Avenue, Edmonton

MLS® #E4421475

\$277,500

2 Bedroom, 1.50 Bathroom, 1,104 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Solaris in Southwest Edmonton. Located in a quiet area at the end of with no drive through road, in family oriented Rutherford!! 2 bedrooms & 1.5 bathroom townhouse with over 1000 square feet above grade. Bright open floor plan that features a spacious kitchen and an island, cozy living room and a dining area off the kitchen that features patio doors to a green space with gas BBQ line. Upstairs you will find 2 bedrooms and a 4 pce. bathroom and a laundry area. This is an end unit with a single attached garage. The "Solaris" is located close to all major amenities and services including; South Edmonton Common, YMCA, golf, public transit, Rutherford school. Very quick access to Anthony Henday & minutes to the LRT expansion. The condo fees are low at \$238.10 a month and include common area snow removal, lawn care and exterior maintenance. Great location and great value. Conveniently located across from guest parking.

Built in 2008

Essential Information

MLS® #	E4421475
Price	\$277,500
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,104
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	53 12050 17 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X4

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed February 13th, 2025

Days on Market 29

Zoning Zone 55

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$238

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