

Courtesy Of Shelly D Reddy Of Royal Lepage Arteam Realty

## **\$274,900 - 53 12050 17 Avenue, Edmonton**

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MLS® #E4426884

### **\$274,900**

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® #	E4426884
Price	\$274,900
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 March 21st, 2025  
Days on Market 20  
Zoning Zone 55  
HOA Fees 50  
HOA Fees Freq. Annually  
Condo Fee \$238

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