

## \$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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Listing information last updated on March 14th, 2025 at 10:32am MDT