

## \$1,695 - 12050 17 Avenue, Edmonton

MLS® #E4439176

**\$1,695**

2 Bedroom, 1.50 Bathroom, 1,118 sqft

Rental on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome home to your end-unit townhome located in the SW neighborhood of Rutherford! Enjoy over 1100sqft of living space! The main floor boasts a large living space and a half bath – perfect for guests! The kitchen has lots of cupboards. Upstairs contains 2 good-sized bedrooms and 1 full bathroom. The primary bedroom contains a pocket door to the bathroom. The laundry is conveniently located upstairs. Both bedrooms have large walk-in closets. The basement is completely unfinished – perfect for extra storage / gym / playroom / etc! Enjoy the single attached garage and driveway! Enjoy the back patio during the warm summer nights. Enjoy the private complex in the middle of Rutherford – close to lots of walktrails, greenbelts, parks, etc. You are close to the up and coming Heritage Valley with lots of shops, restaurants, coffee shops, and so much more! You are conveniently close to the Henday and to Calgary Trail/Gateway so its easy to get anywhere in the city!

Built in 2007

### Essential Information

MLS® # E4439176

Price \$1,695

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,118
Acres	0.00
Year Built	2007
Type	Rental
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

Parking	Single Garage Attached
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### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
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### Additional Information

Date Listed	May 29th, 2025
Days on Market	18
Zoning	Zone 55

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Listing information last updated on June 16th, 2025 at 4:47am MDT