# \$445,000 - 12205 17 Avenue, Edmonton

MLS® #E4429763

## \$445,000

4 Bedroom, 3.50 Bathroom, 1,417 sqft Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to your next chapter in the heart of Rutherfordâ€"where comfort, space & location meet the perfect family home. Freshly painted, professionally cleaned, & move-in ready, this 4 bed, 3.5 bath gem is just a short walk to highly ranked Johnny Bright Kâ€"9 School. Feel at home as you enter: cozy gas fireplace in the living room, spacious kitchen w/ ample cabinets & a walk-in pantry that feels like a sm. room. A 2-pce bath completes the main floor. Upstairs, the primary suite offers a large 4-pce ensuite & massive W/I closet. Two more good-sized bdrms & a full bath give everyone room to breathe. The finished bsmt adds more living space w/ a rec room, 4th bdrm, 3rd full bath & laundryâ€"ideal for guests, teens or a home office. Outside, enjoy summer nights on the full-width deck while the kids play in the yard. Detached garage adds convenience. This isn't just a houseâ€"it's where your family's next memories begin. Don't miss it.

Built in 2003

### **Essential Information**

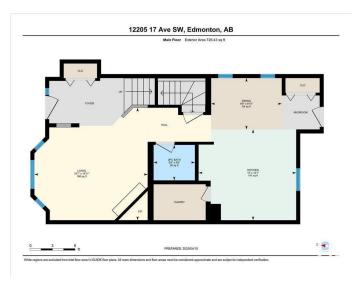
MLS® # E4429763 Price \$445,000

Bedrooms 4

Bathrooms 3.50







Full Baths 3
Half Baths 1

Square Footage 1,417 Acres 0.00 Year Built 2003

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 12205 17 Avenue

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1L6

# **Amenities**

Amenities Deck

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance

Landscape, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 9th, 2025

Days on Market 10

Zoning Zone 55

HOA Fees 150

HOA Fees Freq. Annually

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 April 19th, 2025 at 3:32am MDT