# \$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**

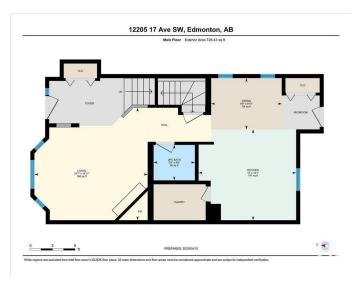
MLS® # E4429763 Price \$445,000

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 11

Zoning Zone 55

HOA Fees 150

HOA Fees Freq. Annually

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Listing information last updated on April 20th, 2025 at 8:32am MDT