

# \$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 Rutherford—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 K-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 & laundry—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 house—it's where your family's next memories begin. Don't miss it.

Built in 2003

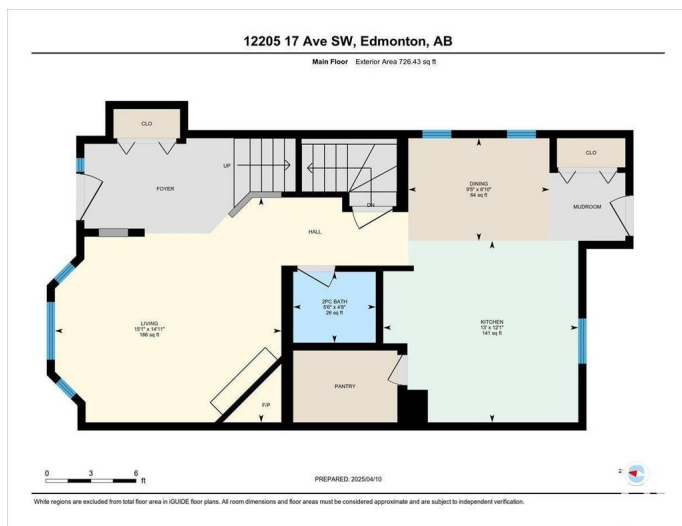
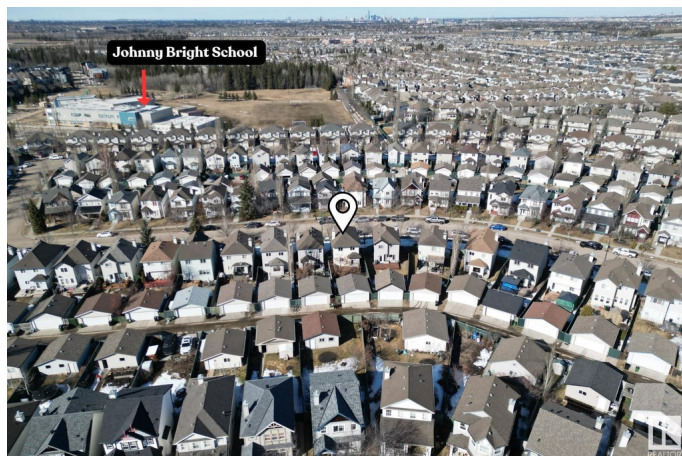
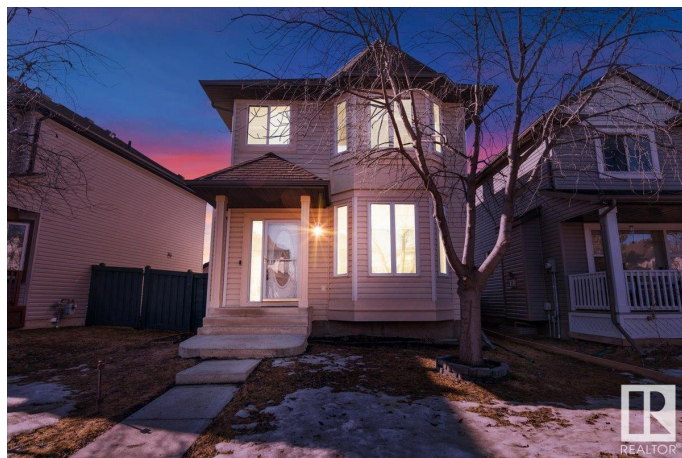
## Essential Information

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 | 7               |
| Zoning         | Zone 55         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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