

\$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

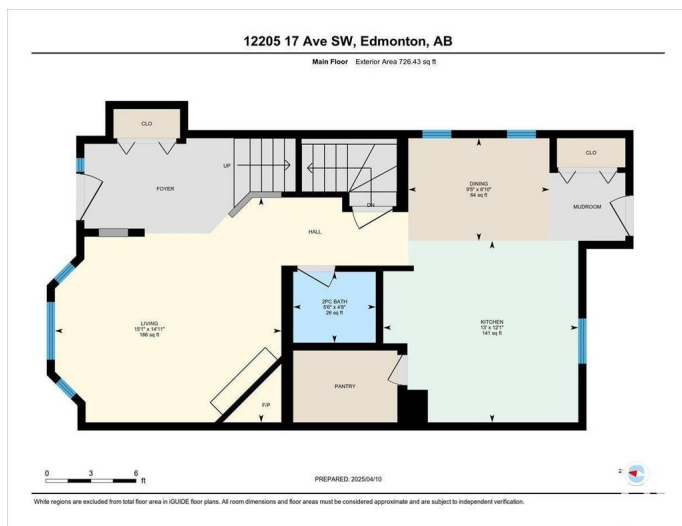
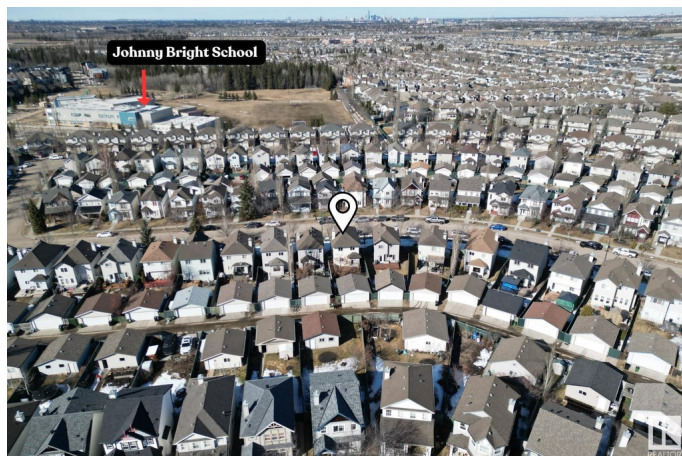
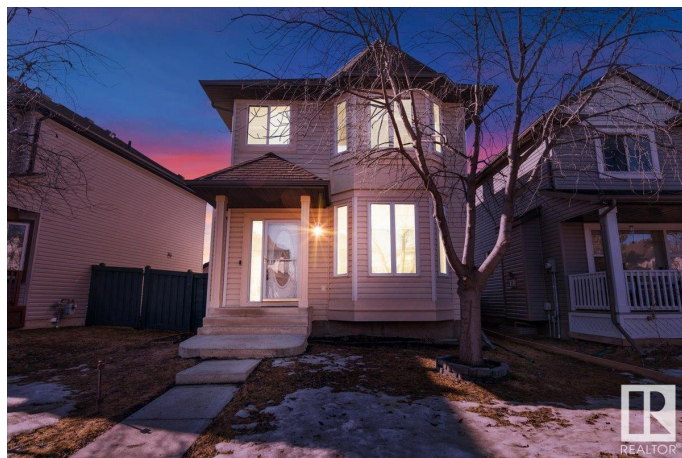
Essential Information

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 | 10 |
| Zoning | Zone 55 |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 19th, 2025 at 9:47am MDT