

# \$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&#8201;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	11
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 20th, 2025 at 7:47pm MDT