



## 12050 17 Avenue 29 Edmonton AB

\$289,900

Welcome to this beautifully maintained end unit townhouse in the desirable Rutherford community! This home features 2 spacious bedrooms and 1.5 baths, making it perfect for families, downsizers or investors. The open concept main floor includes vinyl plank flooring and a modern kitchen with stainless steel appliances that flows right into the open living area. Enjoy upstairs laundry, and central vacuum system adds an extra touch of ease to your daily routine. Enjoy your own patio and green space right in your backyard! The partially finished basement offers additional living space, perfect for a family room, home office, or play area, along with ample storage solutions. Complete with a single car garage, this townhouse ensures practicality and comfort. Located just minutes from the Henday, you'll have quick access to a variety of amenities, schools, and shopping options. Don't miss your chance to call this lovely townhouse your new home!

Listing Presented By:



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Exp Realty

heathermcclellan@live.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net