



## 12050 17 Avenue 95 Edmonton AB

\$299,800

Nested in the highly sought after neighbourhood of Rutherford. This immaculate 3 bedroom, 2.5 bathroom townhome is a perfect fit for first-time buyer or an income generating investment. The well maintained home comes with an excellent floor plan and laminate flooring through out the home. The main floor is highlighted with an abundant light, featuring a beautiful great room, large eat-in kitchen, center island with stainless appliances. Coming up the second level, there are 3 large bedrooms, including the primary bedroom with a walk-in closet and 4 piece ensuite, second level laundry and access to a covered private balcony. This homes comes with a single attached garage.

Listing Presented By:



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