

## \$489,000 - 13 12610 15 Avenue, Edmonton

MLS® #E4431102

**\$489,000**

4 Bedroom, 3.00 Bathroom, 1,411 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Located in the quiet southwest community of Rutherford, this 1411 SQ FT (RMS) unit is ideal for couples or families. The main floor features 10 foot ceilings with an open concept kitchen with nook, family room and area that can be used as a formal dining room or home office plus one bedroom and full bath. Upstairs is the master suite with ensuite featuring a separate shower and soaker tub with a large walk-in closet. The basement has an open rec room, two additional bedrooms, full bath and laundry room. New efficient tankless water heater installed last year (Model NPE-A2). The unit backs onto a private acreage, offering privacy to enjoy the deck with natural gas barbecue hookup. Condo fees take care of exterior maintenance including snow removal, landscaping, irrigation & common area insurance. Electric fireplace in basement and gas fireplace on main floor. Floorplan from builder's materials for layout reference.

Built in 2009

### Essential Information

MLS® #	E4431102
Price	\$489,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,411
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### **Community Information**

Address	13 12610 15 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X1

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft.
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025  
Days on Market                16  
Zoning                              Zone 55  
HOA Fees                         75  
HOA Fees Freq.                Annually  
Condo Fee                        \$384

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