

\$357,707 - 31 12104 16 Avenue, Edmonton

MLS® #E4434970

\$357,707

2 Bedroom, 2.50 Bathroom, 1,187 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

BEAUTIFUL 2 STOREY HALF DUPLEX!
SOUTH FACING BACKYARD! Amazing value and location offering a great layout. Spacious living room with with bamboo hardwood floors and gas fireplace. Open and bright kitchen with plenty of counter space and cabinetry plus an island and all appliances included. Generous dining area. Main floor powder room. Upstairs are 2 PRIMARY BEDROOMS with 2 WALK-IN CLOSETS & 2 LOVELY ENSUITES! The unspoiled basement is ready for your creativity. Professionally managed complex offering common area grass-cutting and snow removal. **NEW SHINGLES & NEWER FURNACE!** Enjoy the sunshine from your backyard with deck and storage shed. Wonderful location close to school, parks, shopping and more! See this beauty today! Visit REALTOR® website for more information.

Built in 2005

Essential Information

| | |
|------------|-----------|
| MLS® # | E4434970 |
| Price | \$357,707 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 1,187 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 31 12104 16 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1X3 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Foundation Concrete Perimeter

Additional Information

Date Listed May 7th, 2025
Days on Market 6
Zoning Zone 55
HOA Fees 150
HOA Fees Freq. Annually
Condo Fee \$168

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