\$274,900 - 312 12408 15 Avenue, Edmonton

MLS® #E4449638

\$274,900

2 Bedroom, 2.00 Bathroom, 1,019 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

IMMACULATE & UPGRADED 2 BEDROOM, 2 BATH CONDO WITH CENTRAL A/C & **HEATED UNDERGROUND PARKING! Great** opportunity to live in desirable Rutherford in this 18+ complex. This executive condo offers 1020 ft2 living space, complemented by a large covered deck. Your well-designed open living space boasts 9 ft ceilings, large windows, crown molding, corner gas F/P, large kitchen with lots of white cabinets and plank vinyl flooring. The primary suite offers an ensuite with a double shower & W/I closet. Bedroom 2 is a generous size and there is an additional 4-pce bath and a laundry/storage room. Enjoy resort-style amenities including a library, fully equipped fitness center with sauna & steam room and social room complete with kitchen, meeting room & games area. Your U/G parking stall includes a storage room & there is a car wash & bike racks. Fantastic location in a well-managed building with a healthy reserve fund. Close to parks, walking trails, shopping, restaurants, schools and just minutes from the Henday.

Built in 2006

Essential Information

MLS® # E4449638 Price \$274,900







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,019

Acres 0.00

Year Built 2006

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 312 12408 15 Avenue

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1X2

Amenities

Amenities Air Conditioner, Car Wash, Ceiling 9 ft., Deck, Exercise Room, Guest

Suite, Intercom, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room,

Natural Gas BBQ Hookup

Parking Spaces 1

Parking Heated, Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Fan Coil, Natural Gas

Fireplace Yes

Fireplaces Corner, Direct Vent, Tile Surround

of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Stone, Stucco, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Stucco, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 25th, 2025

Days on Market 5

Zoning Zone 55

Condo Fee \$486

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