

## \$325,000 - 407 12408 15 Avenue, Edmonton

MLS® #E4459391

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,027 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Pet Friendly | Secure | Amenity-Rich Building | 18+ Living! Step into this beautifully updated 2 bed / 2 bath home in a well-managed, secure 18+ complex with a healthy reserve fund and a long list of premium amenities. Freshly painted and professionally cleaned throughout gives the home a bright, modern feel. The spacious primary suite offers a walk-through his & hers closet and a private 3-piece ensuite. A large second bedroom, full 4-piece main bath, and a large in-suite laundry room with extra storage complete the space. Enjoy your morning coffee or evening wine on the spacious patio overlooking a peaceful walking path and park – ideal for relaxing or walking the dog. Extra perks: In-suite storage plus an additional storage locker in front of your heated underground parking stall. Not to mention a massive gym with spa like features including a sauna and steam room! Located in a quiet area, yet close to everything - parks, shopping, trails, Anthony Henday, and the future Capital Line LRT station.

Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4459391  |
| Price    | \$325,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,027                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 407 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, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Storage Cage |
| Parking   | Heated, Stall, Underground                                                                                                                                                                                |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Tile Surround                                                                                             |
| # of Stories      | 4                                                                                                         |
| Stories           | 1                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | None, No Basement                                                                                         |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 55              |
| HOA Fees       | 75                   |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$485                |

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Listing information last updated on October 1st, 2025 at 3:48pm MDT