# \$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
Туре	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	1
Zoning	Zone 55
Condo Fee	\$486

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