

Courtesy Of Sarah J Leib Of RE/MAX River City

## **\$429,800 - 21 12610 15 Avenue, Edmonton**

MLS® #E4452176

**\$429,800**

4 Bedroom, 3.00 Bathroom, 1,435 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

**BEST OF BOTH WORLDS! Bi-Level Duplex w/ convenient condo living - snow removal & summer landscaping included. BRIGHT & SUNNY HOME w/Â East & West exposure. 10' ceilings on the main floor & 9' ceilings on the lower level. Flex Room + 4 Bdrms & 3 Baths offer up many lifestyle options (office, gym, guests, children/grandchildren rooms, sewing room, etc). Floorplan features 1 Bdrm & a Full Bath on the main level. Bonus: HARDWOOD, GRANITE COUNTERTOPS, NEW STAINLESS STEEL APPLIANCES, Reverse Osmosis Drinking Water System, 2 FIREPLACES, GAS BBQ LINE & HUNTER DOUGLAS BLINDS. Furnace & AIR CONDITIONING are less than 2 yrs old. AMPLE PARKING - double attached garage & oversized driveway which fits 4 vehicles. Shopping, restaurants, trails, parks & schools (Johnny Bright) are within biking or walking distance. Airport & Transit are nearby (Bus & Park Nâ€™ Ride). Close to future LRT Station. Easy access to Henday, QEII & 41 Ave SW. Â Well built. Original owner (no pets, no smoking). Quiet community. Pet Friendly Complex.**

Built in 2009

### **Essential Information**

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|                |                   |
|----------------|-------------------|
| Price          | \$429,800         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,435             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 21 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., Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached                                                                               |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                |
| Fireplaces        | Glass Door                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                     |

### Exterior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                             |
| Exterior Features | Airport Nearby, Corner Lot, Gated Community, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                             |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | JOHNNY BRIGHT/OTTERSON   |
| Middle     | JOHNNY BRIGHT/OTTERSON   |
| High       | HARRY AINLAY/ST. LAURENT |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 55          |
| HOA Fees       | 75               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$425            |

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Listing information last updated on August 19th, 2025 at 2:02pm MDT