\$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 and upgraded 2 bedroom, 2 bathroom condo with central A/C and heated underground parking in the desirable 18+ community of Rutherford. This 1020 sq ft unit offers a well-designed open concept layout featuring 9 ft ceilings, crown molding, large windows, plank vinyl flooring, and a cozy corner gas fireplace. The spacious kitchen boasts ample white cabinetry and generous counter space. The primary suite includes a walk-in closet and ensuite with double shower. A second sizable bedroom, a 4-piece bath, and in-suite laundry/storage room complete the layout. Enjoy the covered deck and exceptional amenities including a library, fully equipped fitness center with sauna and steam room, and a social room with kitchen, meeting area, and games space. The underground stall includes a storage locker, plus access to a car wash and bike racks. Ideally located near parks, walking trails, shopping, dining, and quick access to the Anthony Henday.

Built in 2006

Essential Information

MLS® # E4449638 Price \$274,900

Bedrooms 2
Bathrooms 2.00







Full Baths 2

1,019 Square Footage Acres 0.00 Year Built 2006

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

312 12408 15 Avenue Address

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton **ALBERTA** County

AB Province

T6W 1X2 Postal Code

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

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

Stove-Electric, Washer, Window Coverings

Fan Coil, Natural Gas Heating

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 9

Zoning Zone 55

Condo Fee \$486

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