

## \$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

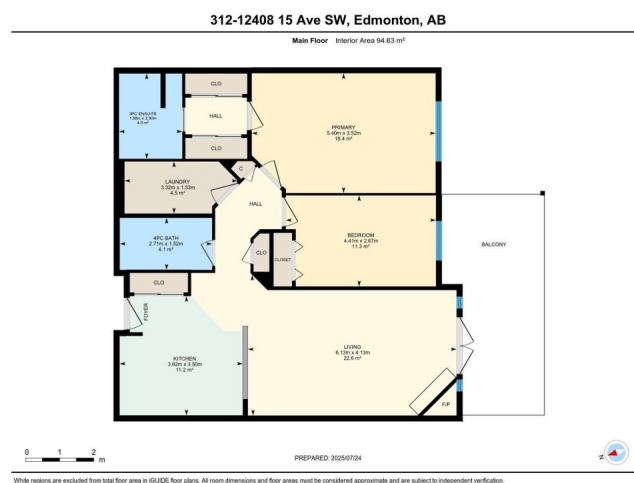
Rutherford (Edmonton), Edmonton, AB

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 ft<sup>2</sup> 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        9

Zoning                        Zone 55

Condo Fee                \$486

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Listing information last updated on August 2nd, 2025 at 11:32pm MDT