

## \$279,900 - 212 12408 15 Avenue, Edmonton

MLS® #E4449028

**\$279,900**

2 Bedroom, 2.00 Bathroom, 1,020 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Nicely maintained adult (18+) condo in desirable Rutherford! This 1020 sqft, 2 bed/2 bath unit offers an open floor plan w/hardwood floors, spacious kitchen w/s.s. appliances, large living area w/corner gas fireplace, good sized bedrooms, laundry/storage area, central A/C, covered patio, and titled/underground parking. Very well managed complex w/loads of amenities: exercise room, party/social room, games room, car wash, bike room, guest suite, and more. Located close to all amenities. This is a nice unit in a great complex!

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449028               |
| Price          | \$279,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,020                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 212 12408 15 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1X2               |

### **Amenities**

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio |
| 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                                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### **Exterior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                            |
| Exterior Features | Airport Nearby, Flat Site, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Stone, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 55         |
| HOA Fees       | 75              |
| HOA Fees Freq. | Annually        |

Condo Fee                    \$486

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