

\$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

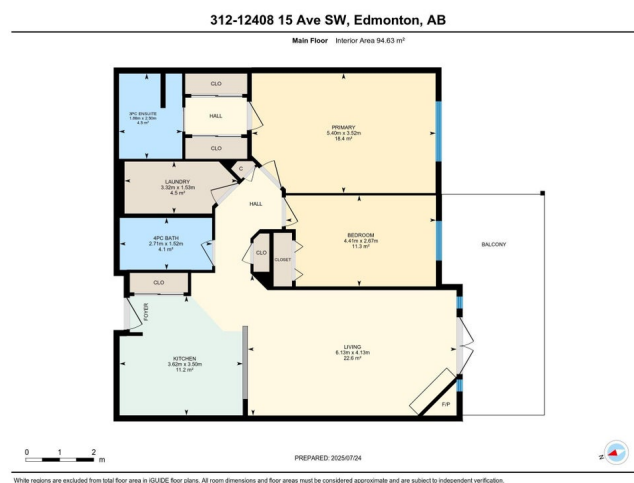
Rutherford (Edmonton), Edmonton, AB

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
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 8

Zoning Zone 55

Condo Fee \$486

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Listing information last updated on August 2nd, 2025 at 10:02am MDT