

\$318,000 - 208 12408 15 Avenue, Edmonton

MLS® #E4435705

\$318,000

2 Bedroom, 2.00 Bathroom, 1,013 sqft
Condo / Townhouse on 0.00 Acres

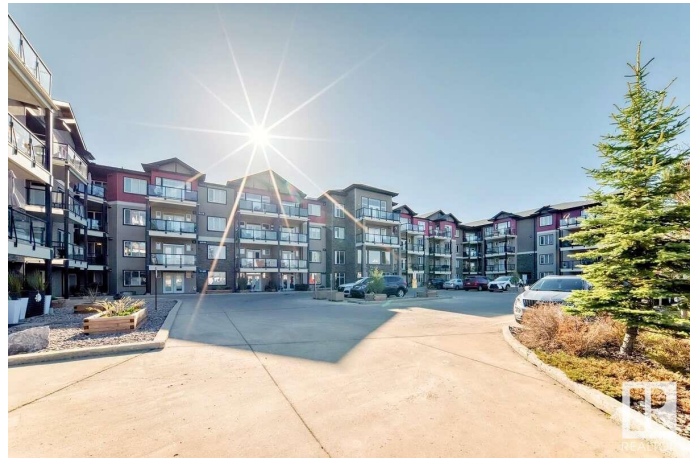
Rutherford (Edmonton), Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Beautiful condo in Rutherford! This newly upgraded 18+, 2 bedroom 2 bath pet-friendly building with over 1,000 sq ft comes with 2 titled underground heated parking stalls. Open floor plan with 9' ceilings, hardwood floors, ceramic tile, custom cabinetry, tile backsplash, quartz counters, stainless appliances, and built-in fridge. Central A/C keeps you cool in the summer, and a gas fireplace for chilly winter evenings. French doors open to the 220 sq ft balcony with natural privacy. Large primary suite features a double walk through closet, 3 piece ensuite, and large windows with custom blinds. Large 2nd bedroom located across from the additional 4 piece bathroom. Generously sized laundry room with LG washer/dryer. Amenities include a gym, sauna, steam and entertainment room! Steps to trails and shops with easy access to the Henday! A well managed building with a overfunded reserve fund for peace of mind.

Built in 2008

Essential Information

MLS® #	E4435705
Price	\$318,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	208 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, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Storage-Locker Room
Parking Spaces	2
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Garage Opener, Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Stone Facing
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$508

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 4:02pm MDT