

## **\$300,000 - 12408 15 Avenue, Edmonton**

MLS® #E4442019

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,105 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

FEELS like HOME! That is what you will say when you walk into this GORGEOUS 1100 ft<sup>2</sup> apartment in a fantastic building with \$2.4 Million RESERVE FUND, tons of amenities and activities in FRIENDLY Tamaya Terrace. The present owner has taken special care with many upgrades such as: Newer Paint in soft neutral decor, refinished HARDWOOD flooring, Carpet is all newer, shimmering QUARTZ countertops, undermount sinks, and taps throughout, newer Kitchen Stainless steel appliances. More features include: 9' ceiling vaulted as well in the FORMAL DINING or DEN, Huge Walk-in closets, CENTRAL A/C, Lovely FIREPLACE with TV HOOKUP, 2nd TV hookup in Livingroom too, Primary SUITE has Large SHOWER, COVERED large BALCONY with GASLINE for BBQ, ensuite LAUNDRY ROOM is big enough for lots of extras PLUS you have a large STORAGE CLOSET in the heated UNDERGROUND PARKADE! AMENITIES: STEAM and SAUNA rooms, commercial grade GYM, PARTY room, LARGE FORMAL DINING ROOM for friends, GAMES ROOM, CAR WASH, BIKE ROOM, GUEST SUITE! PETS are welcome

Built in 2006

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4442019               |
| Price          | \$300,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,105                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 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., Closet Organizers, Deck, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Garage Heater |
| Heating           | Fan Coil, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |

|              |             |
|--------------|-------------|
| # of Stories | 4           |
| Stories      | 4           |
| Has Basement | Yes         |
| Basement     | See Remarks |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 55         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$529           |

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Listing information last updated on June 16th, 2025 at 9:47am MDT