

**\$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

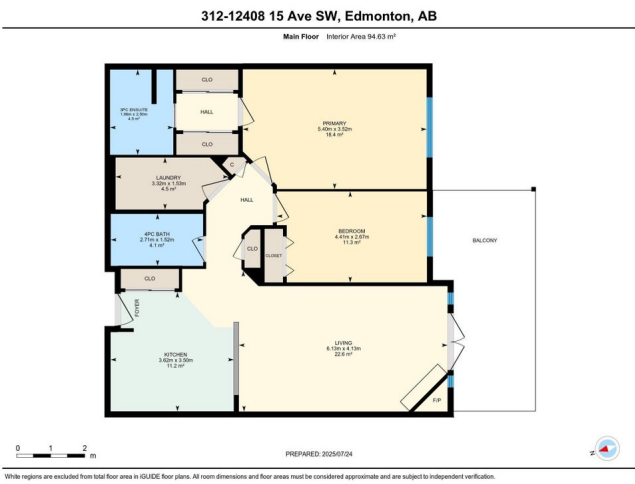
Rutherford (Edmonton), Edmonton, AB

Immaculate and upgraded 2 bedroom, 2 bathroom condo with central A/C and heated underground parking in the desirable 18+ community of Rutherford. This 1020 sq ft unit offers a well-designed open concept layout featuring 9 ft ceilings, crown molding, large windows, plank vinyl flooring, and a cozy corner gas fireplace. The spacious kitchen boasts ample white cabinetry and generous counter space. The primary suite includes a walk-in closet and ensuite with double shower. A second sizable bedroom, a 4-piece bath, and in-suite laundry/storage room complete the layout. Enjoy the covered deck and exceptional amenities including a library, fully equipped fitness center with sauna and steam room, and a social room with kitchen, meeting area, and games space. The underground stall includes a storage locker, plus access to a car wash and bike racks. Ideally located near parks, walking trails, shopping, dining, and quick access to the Anthony 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      12

Zoning                Zone 55

Condo Fee            \$486

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Listing information last updated on August 6th, 2025 at 2:47pm MDT