

\$269,900 - 112 12408 15 Avenue, Edmonton

MLS® #E4455203

\$269,900

2 Bedroom, 2.00 Bathroom, 1,016 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

18+ living at its finest! Amazing home in a pet friendly, well managed, secure building with a healthy reserve fund! New carpets & new paint throughout give this 2 bed / 2 bath home a fresh new feel! Enjoy a main living area with maple kitchen, maple hardwood floor, S/S appliances, 9 foot ceilings, central A/C & cozy corner gas F/P. The primary suite has walk through his & her closets & a 3 piece ensuite. The good size 2nd bedroom, 4 pc main bath & in suite laundry room with ample storage space, complete the home. Spacious covered patio with view of a park is great for relaxing & very convenient for walking the dog(s). The extensive list of amenities includes a fitness center, guest suite, social room, meeting room, library, sauna, steam room, bike storage room & car wash bay. There is in suite storage plus an additional storage locker in front of your heated underground parking stall. Quiet location, close to walking/bike trails, parks, shopping, Anthony Henday & future Capital Line LRT station.

Built in 2006

Essential Information

MLS® #	E4455203
Price	\$269,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	112 12408 15 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X3

Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, Storage-Locker Room, See Remarks
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	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 28th, 2025
Days on Market	9
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$486

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