

## \$285,000 - 310 12408 15 Avenue, Edmonton

MLS® #E4432764

**\$285,000**

2 Bedroom, 2.00 Bathroom, 1,038 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome Home! This stylish, 18+ adult executive 2 bedroom has been gently lived in and offers nearly 1100 sq ft with a park view! Upgraded tile and dark plank laminate flooring lead you into this brilliant floor plan w/9' ceilings & crown molding. Upgraded dark chocolate cabinetry, undercabinet lighting, tile backsplash, stainless appliances, and an eating bar combine to make the perfect kitchen for entertaining. Central A/C will keep you cool in the summer and the gas fireplace is perfect for chilly winter evenings. French doors open to the 220 sq ft covered balcony with an unobstructed view. The large master suite features double closets, 3 piece ensuite, & oversized windows. The large 2nd bedroom is located across from the additional 4 piece bathroom. Laundry is a breeze, the room is huge! Enjoy the bright fully equipped gym, sauna, and steam room. Host the next event with the social room, theatre room, and guest suite. Your car will love the car wash, u/g parking with storage room. Outstanding!

Built in 2006

### Essential Information

MLS® # E4432764

Price \$285,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,038                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 310 12408 15 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1X2               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Car Wash, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Social Rooms, Storage-Locker Room |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Fan Coil, Hot Water, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Mantel  |
| # 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, Private Setting, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 55          |
| HOA Fees       | 75               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$485            |

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 1st, 2025 at 4:02pm MDT