

## \$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	9
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$508

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