

\$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

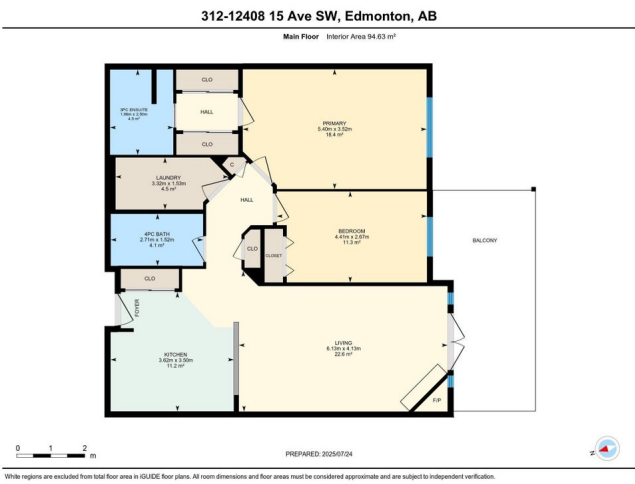
Rutherford (Edmonton), Edmonton, AB

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	11
Zoning	Zone 55
Condo Fee	\$486

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Listing information last updated on August 5th, 2025 at 3:17pm MDT