

## \$269,000 - 12408 15 Avenue, Edmonton

MLS® #E4439094

**\$269,000**

2 Bedroom, 2.00 Bathroom, 1,018 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this bright & spacious 2 bedroom, 2 bathroom home w/ 2 TITLED PARKING STALLS! Located in the sought after, well managed, PET FRIENDLY 18+ TAMAYA TERRACE building in Rutherford! (VERY healthy reserve fund, condo fees have remained the same for years). This beautifully maintained unit features 9' CEILINGS, HARDWOOD flooring, cozy gas FIREPLACE, & PRIVATE + SECURE ground level entrance. The OPEN kitchen offers ENDLESS counter space, RAISED eating bar & STAINLESS STEEL appliances. The KING sized primary suite includes a WALK THROUGH closet to a FULL ensuite, while the GENEROUS second bedroom is steps from the MAIN 4 PIECE bathroom. Enjoy the quiet + privacy of a SOUTH FACING PATIO, and stay comfortable year round with CENTRAL AIR-CONDITIONING. Included are 2 private STORAGE ROOMS. Building amenities include a FITNESS CENTER, SOCIAL ROOM, GUEST SUITE, and CAR WASH BAY. BEAUTIIFUL OPEN LOBBY (recently renovated). All this just steps from schools, shopping, cafes and quick access to the Henday!

Built in 2006

### Essential Information



MLS® #	E4439094
Price	\$269,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	On Street Parking, Air Conditioner, Car Wash, Ceiling 9 ft., Closet Organizers, Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Patio, Social Rooms, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes

Basement                      None, No Basement

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting,  
Public Transportation, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 29th, 2025

Days on Market        18

Zoning                      Zone 55

HOA Fees                  50

HOA Fees Freq.        Annually

Condo Fee                \$507

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Listing information last updated on June 16th, 2025 at 6:02am MDT