

# **\$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	2
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$486

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Listing information last updated on August 30th, 2025 at 3:02pm MDT