

## \$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 & UPGRADED 2 BEDROOM, 2 BATH CONDO WITH CENTRAL A/C & HEATED UNDERGROUND PARKING! Great opportunity to live in desirable Rutherford in this 18+ complex. This executive condo offers 1020 ft<sup>2</sup> living space, complemented by a large covered deck. Your well-designed open living space boasts 9 ft ceilings, large windows, crown molding, corner gas F/P, large kitchen with lots of white cabinets and plank vinyl flooring. The primary suite offers an ensuite with a double shower & W/I closet. Bedroom 2 is a generous size and there is an additional 4-pce bath and a laundry/storage room. Enjoy resort-style amenities including a library, fully equipped fitness center with sauna & steam room and social room complete with kitchen, meeting room & games area. Your U/G parking stall includes a storage room & there is a car wash & bike racks. Fantastic location in a well-managed building with a healthy reserve fund. Close to parks, walking trails, shopping, restaurants, schools and just minutes from the Henday.

Built in 2006

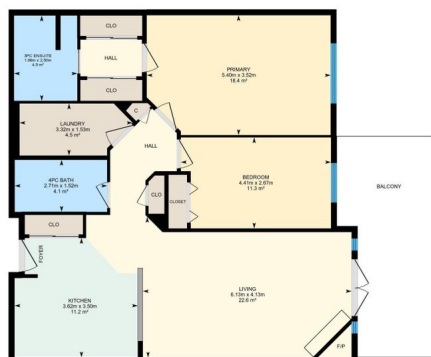
### Essential Information

MLS® # E4449638  
Price \$274,900



312-12408 15 Ave SW, Edmonton, AB

Main Floor Interior Area 94.63 m<sup>2</sup>



0 1 2 m

PREPARED: 20250724

\*This diagram is excluded from total floor area in IGUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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        13

Zoning                      Zone 55

Condo Fee                \$486

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Listing information last updated on August 7th, 2025 at 2:17pm MDT