

## \$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 | 22                |
| Zoning         | Zone 55           |
| HOA Fees       | 75                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$486             |

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Listing information last updated on September 19th, 2025 at 5:32pm MDT