

## \$285,000 - 310 12408 15 Avenue, Edmonton

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MLS® #E4432764

**\$285,000**

2 Bedroom, 2.00 Bathroom, 1,038 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome Home! This stylish, 18+ adult executive 2 bedroom has been gently lived in and offers nearly 1100 sq ft with a park view! Upgraded tile and dark plank laminate flooring lead you into this brilliant floor plan w/9' ceilings & crown molding. Upgraded dark chocolate cabinetry, undercabinet lighting, tile backsplash, stainless appliances, and an eating bar combine to make the perfect kitchen for entertaining. Central A/C will keep you cool in the summer and the gas fireplace is perfect for chilly winter evenings. French doors open to the 220 sq ft covered balcony with an unobstructed view. The large master suite features double closets, 3 piece ensuite, & oversized windows. The large 2nd bedroom is located across from the additional 4 piece bathroom. Laundry is a breeze, the room is huge! Enjoy the bright fully equipped gym, sauna, and steam room. Host the next event with the social room, theatre room, and guest suite. Your car will love the car wash, u/g parking with storage room. Outstanding!



Built in 2006

### Essential Information

MLS® #	E4432764
Price	\$285,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	310 12408 15 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X2

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Social Rooms, Storage-Locker Room
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Fan Coil, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco, Vinyl
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Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Private Setting, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$485

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