

# \$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

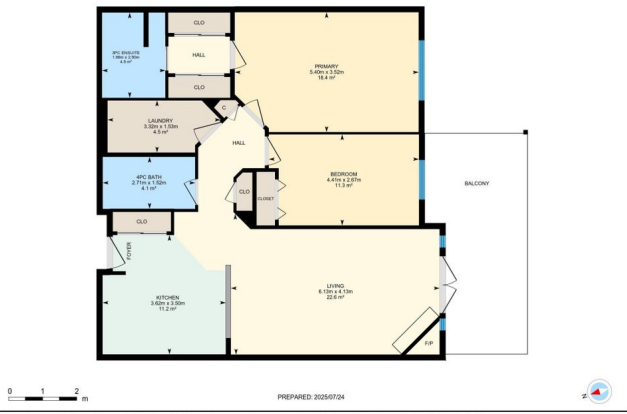
Rutherford (Edmonton), Edmonton, AB

Located in Rutherford / Adult Living 18+ / Heated Underground Parking + Car Wash / Fitness Centre / Sauna / Games Room / Well-managed building with healthy reserve fund! This spacious and upgraded 1020 sq ft condo features 2 bedrooms, 2 full bathrooms, central A/C, and heated underground parking with storage. Open-concept layout with 9' ceilings, crown molding, vinyl plank flooring, corner gas fireplace, and a large kitchen with ample cabinetry. The primary suite includes a walk-in closet and ensuite with double shower. Enjoy a covered deck and top-tier amenities: fully equipped fitness centre, sauna, steam room, library, games room, and social lounge. Secure building with car wash and bike storage. Prime location near parks, walking trails, shopping, restaurants, and Anthony Henday access.



312-12408 15 Ave SW, Edmonton, AB

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



\*While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449638  |
| Price          | \$274,900 |
| 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 | 28              |
| Zoning         | Zone 55         |
| Condo Fee      | \$486           |

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Listing information last updated on August 22nd, 2025 at 7:32am MDT