

## \$394,000 - 12134 16 Avenue, Edmonton

MLS® #E4440673

**\$394,000**

3 Bedroom, 2.50 Bathroom, 1,191 sqft  
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Beautiful modern half duplex located in desirable Rutherford community. This well designed living space offers an open concept main level featuring a kitchen with plenty of cabinets, large island and a dining area with access to the deck and backyard. The bright living room has large windows, a cozy corner gas fireplace and a 2-piece bathroom complementing the rest of the main level. Upstairs features 3 generously sized bedrooms, one with walk-in closet, and a full 4-piece bathroom. The fully developed basement consists of a large family room, additional 4-piece bathroom and laundry area. Family size backyard is fully fenced with a decent sized deck. Additional features include a convenient central vacuum system, new dishwasher (2024), new furnace (2020), NEW SHINGLES (2023) NEW PAINT (2024 INTERIOR AND EXTERIOR) NO CONDO FEE, NO SMOKE, NO PETS. Well located, walking distance to Johnny Bright and Monsignor Fee Otterson K-9 schools, public transportation, shopping, parks and playground.

Built in 2003

### Essential Information

MLS® #	E4440673
Price	\$394,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,191
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12134 16 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1L9

### Amenities

Amenities	Deck, Front Porch, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Monsignor Fee Otterson
Middle	Johnny Bright

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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