

# \$279,900 - 212 12408 15 Avenue, Edmonton

MLS® #E4449028

## \$279,900

2 Bedroom, 2.00 Bathroom, 1,020 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Nicely maintained adult (18+) condo in desirable Rutherford! This 1020 sqft, 2 bed/2 bath unit offers an open floor plan w/hardwood floors, spacious kitchen w/s.s. appliances, large living area w/corner gas fireplace, good sized bedrooms, laundry/storage area, central A/C, covered patio, and titled/underground parking. Very well managed complex w/loads of amenities: exercise room, party/social room, games room, car wash, bike room, guest suite, and more. Located close to all amenities. This is a nice unit in a great complex!

Built in 2006

### Essential Information

MLS® #	E4449028
Price	\$279,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



Address	212 12408 15 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X2

### **Amenities**

Amenities	Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio
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
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 20th, 2025
Days on Market	40
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually

Condo Fee            \$486

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 4:32am MDT