# \$449,800 - 21 12610 15 Avenue, Edmonton

MLS® #E4441095

#### \$449,800

4 Bedroom, 3.00 Bathroom, 1,290 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

**BEST OF BOTH WORLDS! Bi-Level Duplex** w/ convenient condo living - snow removal & summer landscaping included. BRIGHT & SUNNY HOME w/Â East & West exposure. 10' ceilings on the main floor & 9' ceilings on the lower level. Flex Room + 4 Bdrms & 3 Baths offer up many lifestyle options (office, gym, guests, children/grandchildren rooms, sewing room, etc). Floorplan features 1 Bdrm & a Full Bath on the main level. Bonus: HARDWOOD, GRANITE COUNTERTOPS, NEW STAINLESS STEEL APPLIANCES, Reverse Osmosis Drinking Water System, 2 FIREPLACES, GAS BBQ LINE & HUNTER **DOUGLAS BLINDS. Furnace & AIR** CONDITIONING are less than 2 yrs old. AMPLE PARKING - double attached garage & oversized driveway which fits 4 vehicles. Shopping, restaurants, trails, parks & schools (Johnny Bright) are within biking or walking distance. Airport & Transit are nearby (Bus & Park Nâ€<sup>™</sup> Ride). Close to future LRT Station. Easy access to Henday, QEII & 41 Ave SW. A Well built. Original owner (no pets, no smoking). Quiet community. Pet Friendly Complex.







Built in 2009

### **Essential Information**

MLS® #

E4441095

Price	\$449,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,290
Acres	0.00
Year Built	2009
Туре	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

## **Community Information**

Address	21 12610 15 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X1

## Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, No Animal Home, No
	Smoking Home, Parking-Extra, Parking-Visitor
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom	
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,	
	Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, TV Wall Mount	
Heating	Forced Air-1, Natural Gas	
Fireplace	Yes	
Fireplaces	Glass Door	
Stories	3	
Has Basement	Yes	
Basement	Full, Finished	

## Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Gated Community, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

#### **School Information**

Elementary	JOHNNY BRIGHT/OTTERSON
Middle	JOHNNY BRIGHT/OTTERSON
High	HARRY AINLAY/ST. LAURENT

#### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	10
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$425

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Listing information last updated on June 17th, 2025 at 3:02pm MDT