

\$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

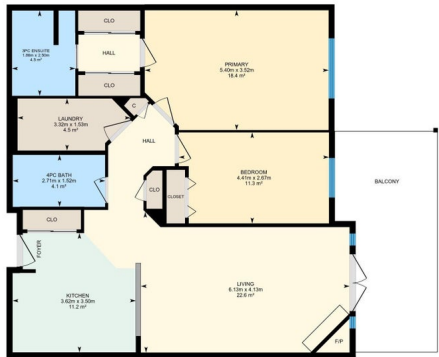
Rutherford (Edmonton), Edmonton, AB

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 m²



0 1 2 m

PREPARED: 20250724

*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	22
Zoning	Zone 55
Condo Fee	\$486

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Listing information last updated on August 16th, 2025 at 9:17am MDT