

## **\$358,800 - 25 12104 16 Avenue, Edmonton**

MLS® #E4432314

**\$358,800**

3 Bedroom, 2.50 Bathroom, 1,180 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This is it! Your boxes can all be checked off with this one, including price! Perfect no-thru road to the Complex, Perfect Popular neighborhood, Perfect 3-bedroom, 2.5 bathroom layout, Perfect fresh paint for everything throughout, Perfect double-sized driveway, accommodating parking of 2 vehicles + the garage, Perfect walking distance to schools, parks and endless amenities. Well... let's just say "Perfect" sums it up... You can relax and enjoy the gas fireplace while watching the kids or pets in the backyard at the same time! Visitor parking is just a few steps away from your New Home, within this quiet, tucked-away hidden gem of a complex. Shingles were new in 2022 and the entire home has just been professionally cleaned and painted! Bonus of a beautiful wardrobe closet in the 2nd bdrm. Ready to move in. Great access to surrounding main commute arteries. Be the first to come check it out 10/10!

Built in 2005

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4432314  |
| Price     | \$358,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,180             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25 12104 16 Avenue    |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1X3               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, Vacuum System-Roughed-In |
| Parking Spaces | 3   |
| Parking        | Front Drive Access, Single Garage Attached, See Remarks                           |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Stone Facing   |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 55          |
| HOA Fees       | 75               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$168            |

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Listing information last updated on May 11th, 2025 at 11:02am MDT