

## **\$394,900 - 409 12408 15 Avenue, Edmonton**

MLS® #E4449462

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,123 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Sophisticated and coveted corner unit with central A/C in this adult (18+) condo. A stylish entrance, independent of the living space, leads you to the dining room! New Luxury Vinyl plank flooring! The open kitchen is complete with stainless steel appliances, granite countertops, pantry, island with seating for two. The 11' tray ceiling and the nearly floor to ceiling windows embrace the living area with natural gas fireplace showcasing unobstructed views. The spacious primary bedroom features a walk-in closet and ensuite. The second bedroom is conveniently located next to the main bath. Recently painted with new high-end LVP flooring throughout. A generous laundry room, in addition to a storage room, and a huge balcony. Two titled underground parking stalls. Enjoy the gym, sauna, steam room, social/games room, guest suite, bike room and car wash. Pet friendly, with almost \$2.6 million in the reserve fund!

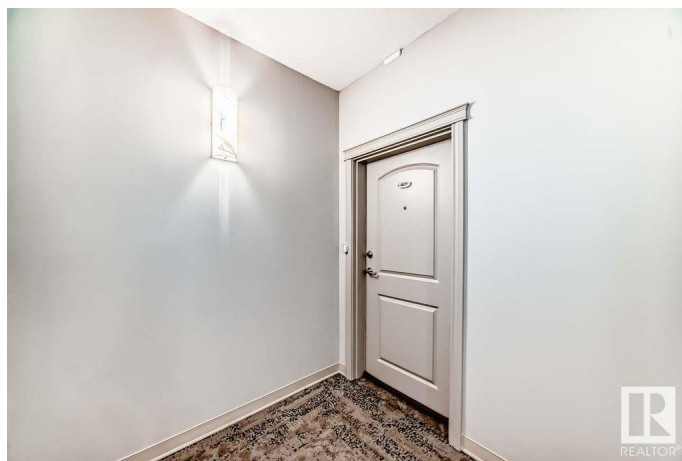
Built in 2008

### **Essential Information**

MLS® # E4449462

Price \$394,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	409 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., Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Smart/Program. Thermostat, Recreation Room/Centre, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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, Stucco, Vinyl  
Exterior Features      Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof                              Asphalt Shingles  
Construction              Wood, Stone, Stucco, Vinyl  
Foundation                Concrete Perimeter

**School Information**

Elementary                Johnny Bright School K-9  
Middle                      Johnny Bright School K-9  
High                         Dr. Anne Anderson High

**Additional Information**

Date Listed                July 24th, 2025  
Days on Market          4  
Zoning                      Zone 55  
HOA Fees                  75  
HOA Fees Freq.        Annually  
Condo Fee                 \$561

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