

**\$274,900**

Rutherford (Edmonton), Edmonton, AB

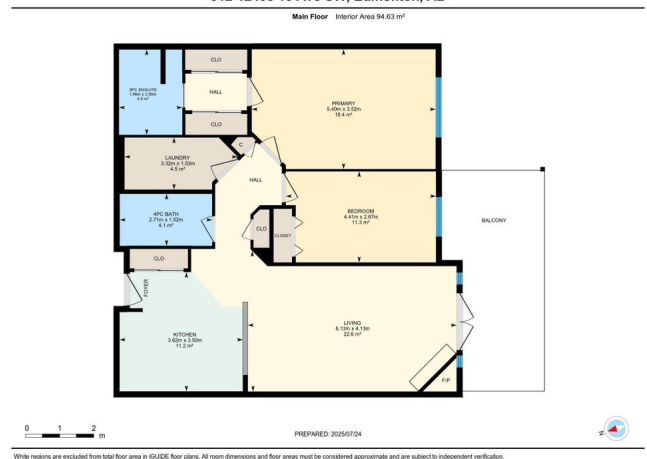
Built in 2006

## Essential Information

MLS® #	E4449638
Price	\$274,900



312-12408 15 Ave SW, Edmonton, AB



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        2

Zoning                        Zone 55

Condo Fee                \$486

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Listing information last updated on July 27th, 2025 at 3:32am MDT