

## \$324,900 - 412 12408 15 Avenue, Edmonton

MLS® #E4451613

### \$324,900

2 Bedroom, 2.00 Bathroom, 1,100 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

TOP FLOOR UNIT with 10 ft ceilings. This unit offers 2 large bedroom and 2 full bathrooms. Natural wood kitchen cabinets and granite countertops and upgraded appliances. Large living room with a gas fireplace. Huge balcony overlooking park. Air conditioned cool unit. Underground parking and storage. This building is 18 plus. Enjoy steam room, gym, sauna, guest suite.

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451613               |
| Price          | \$324,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,100                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                     |
|---------|---------------------|
| Address | 412 12408 15 Avenue |
| Area    | Edmonton            |



|             |                       |
|-------------|-----------------------|
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1X2               |

## Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Detectors Smoke, Exercise Room, Guest Suite, Party Room, Social Rooms, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                        |
| Parking        | Heated, Parkade, Underground                                                                                             |

## Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas                                            |
| Fireplaces        | Corner                                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None                                                             |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stone, Vinyl            |
| Exterior Features | Landscaped, Playground Nearby |
| Construction      | Wood, Stone, Vinyl            |
| Foundation        | Concrete Perimeter            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 61               |
| Zoning         | Zone 55          |
| HOA Fees       | 75               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$498            |

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Listing information last updated on October 6th, 2025 at 3:17pm MDT