

**\$274,900**

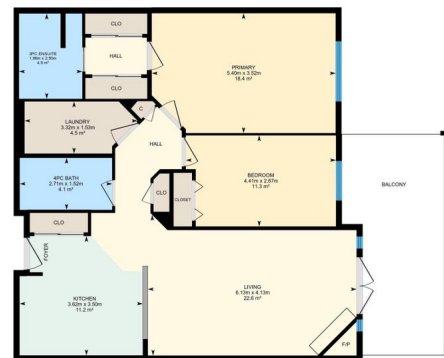
Rutherford (Edmonton), Edmonton, AB

Built in 2006

## Essential Information

A wide-angle photograph of a modern townhome complex. The building features a mix of stone, red, and beige siding. Each unit has a balcony with a glass railing. The central entrance is prominent with large glass doors. Two cars are parked in the foreground on a paved lot. The sky is blue with light clouds.

312-12408 15 Ave SW, Edmonton, AB

Main Floor Interior Area 94.63 m<sup>2</sup>

PREPARED: 2025/07/24

While regions are excluded from total floor area in IGUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



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	10
Zoning	Zone 55
Condo Fee	\$486

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 4th, 2025 at 6:47am MDT