# \$394,000 - 12134 16 Avenue, Edmonton

MLS® #E4440673

#### \$394,000

3 Bedroom, 2.50 Bathroom, 1,191 sqft Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Beautiful modern half duplex located in desirable Rutherford community. This well designed living space offers an open concept main level featuring a kitchen with plenty of cabinets, large island and a dining area with access to the deck and backyard. The bright living room has large windows, a cozy corner gas fireplace and a 2-piece bathroom complementing the rest of the main level. Upstairs features 3 generously sized bedrooms, one with walk-in closet, and a full 4-piece bathroom. The fully developed basement consists of a large family room, additional 4-piece bathroom and laundry area. Family size backyard is fully fenced with a decent sized deck. Additional features include a convenient central vacuum system, new dishwasher (2024), new furnace (2020), NEW SHINGLES (2023) NEW PAINT (2024 INTERIOR AND EXTERIOR) NO CONDO FEE, NO SMOKE, NO PETS. Well located, walking distance to Johnny Bright and Monsignor Fee Otterson K-9 schools, public transportation, shopping, parks and playground.

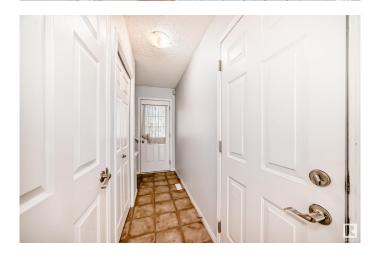
Built in 2003

# **Essential Information**

MLS® # E4440673 Price \$394,000







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,191

Acres 0.00

Year Built 2003

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 12134 16 Avenue

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1L9

#### **Amenities**

Amenities Deck, Front Porch, No Animal Home, No Smoking Home

Parking Single Garage Attached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Monsignor Fee Otterson

Middle Johnny Bright

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 2

Zoning Zone 55

HOA Fees 150

HOA Fees Freq. Annually

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