

\$325,000 - 407 12408 15 Avenue, Edmonton

MLS® #E4459391

\$325,000

2 Bedroom, 2.00 Bathroom, 1,027 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Pet Friendly | Secure | Amenity-Rich Building | 18+ Living! Step into this beautifully updated 2 bed / 2 bath home in a well-managed, secure 18+ complex with a healthy reserve fund and a long list of premium amenities. Freshly painted and professionally cleaned throughout gives the home a bright, modern feel. The spacious primary suite offers a walk-through his & hers closet and a private 3-piece ensuite. A large second bedroom, full 4-piece main bath, and a large in-suite laundry room with extra storage complete the space. Enjoy your morning coffee or evening wine on the spacious patio overlooking a peaceful walking path and park – ideal for relaxing or walking the dog. Extra perks: In-suite storage plus an additional storage locker in front of your heated underground parking stall. Not to mention a massive gym with spa like features including a sauna and steam room! Located in a quiet area, yet close to everything - parks, shopping, trails, Anthony Henday, and the future Capital Line LRT station.

Built in 2006

Essential Information

MLS® #	E4459391
Price	\$325,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	407 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, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Storage Cage
Parking	Heated, Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 25th, 2025
Days on Market	20
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$485

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