

\$265,555 - 220 12408 15 Avenue, Edmonton

MLS® #E4433846

\$265,555

2 Bedroom, 2.00 Bathroom, 1,154 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to an exclusive opportunity in refined 18+adult living. This exquisite single-level executive condo offers nearly 1,200 sq ft of living space, complemented by an expansive 17'x16' covered private deck - perfect for elegant outdoor entertaining. Thoughtfully designed w/9-ft ceilings, this open-concept residence features 2 spacious bedrooms & 2 full bathrooms, including a luxurious primary suite w/a full-ensuite bath + a W/I closet. The bright & airy living area offers a large windows that bathe the space in natural light, a gas fireplace for cozy evenings, & central A/C for year-round comfort. Enjoy resort-style amenities including a fully equipped fitness center, sauna, steam room, car wash, & a residentsâ€™ lounge complete w/a kitchenette, library, & games area w/a ping pong table. Convenience is paramount w/in-suite laundry, heated UG parking, additional storage, & affordable condo fees that cover it all. Ideal for professionals, downsizers, or anyone seeking sophisticated maintenance-free living.

Built in 2006

Essential Information

MLS® #	E4433846
Price	\$265,555



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,154
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	220 12408 15 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1X2

Amenities

Amenities	Off Street Parking, Air Conditioner, Car Wash, Exercise Room, Guest Suite, Intercom, Sauna; Swirlpool; Steam, Social Rooms
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Fan Coil, Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco, Vinyl
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Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 1st, 2025
Days on Market	60
Zoning	Zone 55
Condo Fee	\$545

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