

## **\$394,900 - 409 12408 15 Avenue, Edmonton**

MLS® #E4449462

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,123 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Sophisticated and coveted corner unit with central A/C in this adult (18+) condo. A stylish entrance, independent of the living space, leads you to the dining room! New Luxury Vinyl plank flooring! The open kitchen is complete with stainless steel appliances, granite countertops, pantry, island with seating for two. The 11' tray ceiling and the nearly floor to ceiling windows embrace the living area with natural gas fireplace showcasing unobstructed views. The spacious primary bedroom features a walk-in closet and ensuite. The second bedroom is conveniently located next to the main bath. Recently painted with new high-end LVP flooring throughout. A generous laundry room, in addition to a storage room, and a huge balcony. Two titled underground parking stalls. Enjoy the gym, sauna, steam room, social/games room, guest suite, bike room and car wash. Pet friendly, with almost \$2.6 million in the reserve fund!

Built in 2008

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4449462  |
| Price    | \$394,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,123                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 409 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., Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Smart/Program. Thermostat, Recreation Room/Centre, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                                                                   |
| Parking        | Heated, Underground                                                                                                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                             |
| Fireplaces        | Corner                                                                                                                                                                                                          |
| # of Stories      | 4                                                                                                                                                                                                               |
| Stories           | 1                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                             |

Basement                      None, No Basement

**Exterior**

Exterior                      Wood, Stone, Stucco, Vinyl

Exterior Features      Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Stone, Stucco, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Johnny Bright School K-9

Middle                        Johnny Bright School K-9

High                            Dr. Anne Anderson High

**Additional Information**

Date Listed                July 24th, 2025

Days on Market        27

Zoning                        Zone 55

HOA Fees                    75

HOA Fees Freq.        Annually

Condo Fee                 \$561

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 20th, 2025 at 1:02am MDT