

\$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 |
|----------|----------------------------|

| | |
|-------------------|---|
| 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 | 47 |
| Zoning | Zone 55 |
| Condo Fee | \$545 |

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Listing information last updated on June 17th, 2025 at 9:17am MDT