

## **\$349,900 - 419 12408 15 Avenue, Edmonton**

MLS® #E4450527

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,001 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Top-floor penthouse in Rutherford has an airy open floor plan, soaring ceilings, and a cozy gas fireplace. Enjoy the convenience of in-suite laundry with side-by-side washer and dryer, excellent storage, and a large balcony with a view of the peaceful park space, perfect for summer evenings. Both bedrooms are generously sized, and the unit includes an underground parking stall with storage. The well-managed, 18+ building has seen recent renovations in its stylish common areas and maintains a strong reserve fund. Residents enjoy top-tier amenities including a large gym with steam room and sauna, guest suites, a rec room with ping pong and pool table, boardroom, and library area. Two Pets per unit are welcome, with dogs up to 12 Kg or indoor cats. Located in one of South Edmonton's most popular communities, you're close to parks, trails, shopping at South Edmonton Common, quick Henday access, and just minutes from the airport. A fantastic lifestyle opportunity in a quiet and beautifully updated building!

Built in 2006

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4450527  |
| Price  | \$349,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,001                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 419 12408 15 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1X2               |

### Amenities

|                |                                                                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Storage-In-Suite, Vaulted Ceiling, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                                           |
| Parking        | Stall, Underground                                                                                                                                                                                          |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                 |
| Fireplaces        | Corner                                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 55         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$486           |

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Listing information last updated on August 7th, 2025 at 9:32am MDT