

\$274,900 - 312 12408 15 Avenue, Edmonton

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Rutherford (Edmonton), Edmonton, AB

A wide-angle photograph of a modern townhome complex. The building features a mix of stone, red, and beige siding. It has multiple stories with large windows and balconies enclosed by glass railings. A central entrance area is prominent, with a sign above the glass doors. The building is set back from a paved parking lot where a few cars are parked. The sky is blue with some light clouds. In the bottom right corner, there is a logo for 'R REALTOR'.

Main floor plan of the interior area (14.83 m²)

Rooms and dimensions:

- KITCHEN: 6.40m x 3.50m (14.20 m²)
- DINING: 6.10m x 3.50m (13.20 m²)
- LIVING: 6.10m x 3.50m (13.20 m²)
- BEDROOM: 4.40m x 3.20m (11.3 m²)
- BATH: 2.70m x 1.50m (4.1 m²)
- LAUNDRY: 3.50m x 1.50m (4.5 m²)
- BALCONY: 1.50m x 1.50m (2.25 m²)

Other areas and dimensions:

- STO: 1.50m x 1.50m (2.25 m²)
- CLO: 1.50m x 1.50m (2.25 m²)
- LIN: 1.50m x 1.50m (2.25 m²)

Overall dimensions: 14.83m x 14.83m

Essential Information

A bright, modern kitchen with white cabinetry, a granite countertop, and a breakfast bar. The kitchen features a stainless steel refrigerator, a microwave, and a sink with a faucet. The floor is covered in light-colored tile, and the walls are painted a neutral color. A white door is visible in the background.

Full Baths	2
Square Footage	1,019
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	312 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, Guest Suite, Intercom, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Direct Vent, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 25th, 2025
Days on Market	9
Zoning	Zone 55
Condo Fee	\$486

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