

## \$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 | 48            |
| Zoning         | Zone 55       |
| Condo Fee      | \$545         |

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Listing information last updated on June 18th, 2025 at 8:02am MDT