

## **\$415,000 - 421 12408 15 Avenue, Edmonton**

MLS® #E4436069

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,411 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

### **LUXURIOUS PENTHOUSE BUNGALOW!**

This EXCEPTIONALLY RENOVATED, TOP FLOOR CORNER, 2 BDRM+DEN has over 1400 SQ FT, CENTRAL A/C, 11FT CEILING, TALL WINDOWS, MASSIVE BALCONY, EXTRA WIDE U/G STALL, & STORAGE! A GRAND, INDEPENDENT FOYER reveals NEW PLANK FLOORING. Awaken your inner chef in the RENOVATED KITCHEN with ENORMOUS ISLAND, SINGLE SLAB QUARTZ COUNTERS, UPSCALE APPLIANCES, WATERLINE TO FRIDGE, & FLUSH MOUNT STOVE. SEAT 10+ GUESTS in the dining. FLEXIBLE DEN for your office, craft, or media room. Keep warm with the GAS FIREPLACE & cool with the CENTRAL AC. The 4PC BATH & ENSUITE have been RENOVATED. A FRENCH DOOR opens to the GIGANTIC BALCONY with SERENE VIEWS of the MATURE TREES & TRAILS.. A perfect home for those wanting EXTRA SPACE FOR MOBILITY, and the ACCESSIBLE U/G STALL is next to the ELEVATOR. AMENITIES GALORE with the FITNESS ROOM, SAUNA, STEAM, SOCIAL ROOM, & GUEST SUITE. Your PETS ARE WELCOME too! AN UNPARALLELED HOME in an IMPECCABLY MANAGED 18+ Adult community!

Built in 2006



## Essential Information

MLS® #	E4436069
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,411
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information

Address	421 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 10 ft., Ceiling 9 ft., Closet Organizers, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Over Sized, Underground, See Remarks

## Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	4

Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Park/Reserve, Private Setting, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 12th, 2025
Days on Market	10
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$651

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